City of Sherwood Oregon
Home of the Tualatin River National Wildlife Refuge

Case No. _____
Fee _____
Receipt_____
Date _____
Application Type_____

Application for Land Use Action
Check All That Apply

- ☐ Annexation
- ☐ Conditional Use
- ☐ Plan Amendment / Map Amendment
- ☐ Site Plan Type II -- Fast Track*
- ☑ Site Plan Type II -- Design Upgraded*
- ☐ Site Plan Type III 15,000 – 40,000 Sq ft. Building + Parking
- ☐ Site Plan Type IV – 40,000+ Sq ft or in Old Town Overlay
- ☐ Modification / Major / Minor
- ☐ Medical / Recreational Marijuana Site Plan Review
- ☐ Planned Unit Development
- ☐ Partition (Subdivision no more than 3 lot)
- ☐ Subdivision Proposed # of Lots _____
- ☐ Lot Line Adjustment
- ☐ Variance

***Fast-track** -- Site Plan review, defined as those site plan applications which propose less than 15,000 square feet of floor area, parking or seating capacity of public, institutional, commercial or industrial use permitted by the underlying zone, or up to a total of 20% increase in floor area, parking or seating capacity for a land use or structure subject to a Conditional Use Permit, except as follows: auditoriums, theaters, stadiums, and those applications subject to Section SZCDC16.72.010.A.4.

***Design Upgraded** -- Site Plan review, defined as those site plan applications which propose between 15,001 and 40,000 square feet of floor area, parking or seating capacity and which propose a minimum of eighty percent (80%) of the total possible points of design criteria in the "Commercial Design Review Matrix" found in Section SZCDC 16.90.020.D.6.d.

☑ **Publication Fee:** _____ See City of Sherwood current Fee Schedule, which includes the "Publication/Distribution of Notice" fee, at **www.sherwoodoregon.gov.** Click on Government/Finance/Fee Schedule.

By submitting this form the Owner, or Owner's authorized agent/ representative, acknowledges and agrees that City of Sherwood employees, and appointed or elected City Officials, have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related specifically to the project site.

Owner/Applicant Information

Applicant: Mildren Design Group. Contact: Jeff Wilder Phone: 503-244-0552

Applicant Address: 4875 SW Griffith Drive, Suite 300, Beaverton, Oregon 97005 :

Owner: Theo Treske, theo@treske.com Phone: 503-625-2821

Owner Address: 14140 SW Galbreath Drive, Sherwood, Oregon 97140 Email:

Contact for Additional Information: Site Review Contact: Will Grimm, First Forty Feet; will@firstfortyfeet.com

Property Information

Street Location: SW Galbreath Drive, Sherwood, Oregon 97140

Tax Lot and Map No: TL 700, 2S/28BC

Size of Property(ies) 1.96 acres

Proposed Action:

Purpose and Description of Proposed Action:

The proposed development scope is an approximately 35,000 sf commercial building with B, F-1 and S-1 occupancies. The building will be constructed as a core and shell with office tenant improvement of approximately 3,000 sf on a mezzanine. The manufacturing/assembly is a single-story volume of approximately 32,000 sf with approximately 24'-0" – 26'-0" clear height. The building will be tilt-up concrete and will have approximately (54) parking spaces including (3) ADA parking spaces, (2) drive-in overhead doors (1) 2'-0" recessed loading dock for mid-size delivery trucks and storefront entrance(s). Access to the site will be via SW Galbreath Drive. The building will be approximately 32'-0" tall

Proposed Use: Manufacturing

Proposed No. of Phases (one year each): 1

Authorizing Signatures:

I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.

Applicant's Signature — Date: 3/11/2022

Owner's Signature — Date: 3-11-22

THE FOLLOWING MATERIALS ARE REQUIRED TO BE SUBMITTED WITH YOUR APPLICATION, OR IT WILL NOT BE ACCEPTED AT THE COUNTER

Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review. Applicant can verify submittal includes specific materials necessary for the application per checklist.

- [x] **THREE (3) Copies of Application Form:** Completely filled out and signed by the property owner and/or person with authority to make decisions on the property
- [x] **Copy of Deed:** Verifying ownership, easements, etc.
- [x] **THREE (3) Folded Sets of Plans**
- [x] **THREE (3) Copies* of Narrative:** Addressing Application Criteria
- [x] **SERVICE PROVIDER LETTERS**
  1) **Clean Water Services:** https://www.cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/
  2) **Tualatin Valley Fire & Rescue:** https://www.tvfr.com/399/Service-Provider-Permit
- [x] **Fee** (Along with calculations utilized to determine fee if applicable)
- [x] **Neighborhood Meeting Verification:** including affidavit, sign-in sheet and meeting summary (required for Type III, IV and V projects)

* **Note:** Upon initial submittal, *prior to completeness,* applicants are encouraged to submit only 3 copies for review. Once the application is deemed completed (FILL IN)

Land Use Application – Rev 1
Updated NARRATIVE: Treske Precision Machining

Date: May 3, 2022

Applicant:
Treske Precision Machining
14140 SW Galbreach Drive
Sherwood Oregon 97140
Theo Treske - theo@treske.com

Development Location:
14180 SW Galbreach Drive
Sherwood, Oregon 97140

Prepared for:
Eric Rutledge, Associate Planner
City of Sherwood
22560 SW Pine Street
Sherwood, Oreogn 97240

Prepared by:
First Forty Feet
1716 SE 29th Ave
Portland, Oregon 97214
Contact: Will Grimm, will@firstfortyfeet.com
Phone – 802-595-9448

In collaboration with:

Mildren Design Group
4875 SW Griffith Drive, Suite 300
Beaverton, Oregon 97005
Jeff Wilder – jeff@mdgpc.com
Phone – 503-244-0552

PROJECT SUMMARY

This proposed development scope is an approximately 36,545 sf warehouse building constructed as an expansion of the existing adjacent Treske Precision Machining facility. The warehouse area is a single-story volume of tilt-Up concrete with approximately 65 parking spaces including four ADA parking spaces and two loading areas. Access to the site will be via SW Galbreath Drive. The building will be approximately 35'-0" tall.

LOT DESCRIPTION

LOT 13, INDUSTRIAL PARK OF SHERWOOD, NW 1/4 SEC 28, T2S, R1W, W.M., CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON

EXISTING CONDITIONS

The existing site is currently undeveloped grasslands with evidence of prior development, which is unknown to the best of our knowledge. The site does have tree canopy along the southern property boundary. The property fronts SW Galbreath Drive to the north, neighboring the Sherwood DMV on the west, Treske Precision Machining to the east, and the Rail on the south.

ZONING

Tax lot ID: #2S128BC00700
Zoning: General Industrial (GI)
Site Address: 14180 SW Galbreath Drive, Sherwood, Oregon 97210
Jurisdiction: Sherwood

SITE DESIGN

Site Area: 85,378 sf (1.96 acres)
Building Footprint: 36,545 sf
Building Coverage: 41.8% of site area
Impervious Area Coverage: 30,879 sf
Lot Coverage: 69,624 sf (81.5%)
Overall Building Heights: 32'-0"
Construction: III-B
Proposed Parking: 65 spaces with 3-ada; 1-van
Bicycle Parking – 2 racks (4 bikes)

Zoning Map


Aerial Map

APPLICABLE CODE CRITERIA

SZCDC Title 16

Division II – LAND USE AND DEVELOPMENET

- Chapter 16.31 Industrial Land Use Districts
- Chapter 16.58 Clear Vision and Fence Standards

Division III – ADMISTRATIVE PROCEDURES

- Chapter 16.72 Procedures for Processing Development Permits

Division V – COMMUNITY DESIGN

- Chapter 16.90 Site Planning
- Chapter 16.92 Landscaping
- Chapter 16.94 Off-street Parking and Loading
- Chapter 16.96 On-site Circulation
- Chapter 16.98 On-site Storage

Division VI – PUBLIC INFRASTRUCTURE

- Chapter 16.106 Transportation Facilities
- Chapter 16.108 Improvement Plan Review
- Chapter 16.110 Sanitary Sewers
- Chapter 16.112 Water Supply
- Chapter 16.114 Stormwater
- Chapter 16.116 Fire Protection
- Chapter 16.118 Public and Private Utilities
- Chapter 16.142 Parks, Trees, and Open Spaces

Division VIII – ENVIRONMENTAL RESOURCES

- Chapter 16.146 Noise
- Chapter 16.148 Vibrations
- Chapter 16.150 Air Quality
- Chapter 16.152 Odors
- Chapter 16.154 Heat and Glare
- Chapter 16.156 Energy Conservation

Division II – LAND USE AND DEVELOPMENT

Chapter 16.31 Industrial Land Use Districts

16.31.010 - Purpose

A. Employment Industrial (EI) - The EI zoning district provides employment areas that are suitable for, and attractive to, key industries and industry clusters that have been identified by the State of Oregon and the City's economic development strategy as important to the state and local economy. The following are preferred industry sectors for areas zoned EI: Clean Technology; Technology and Advanced Manufacturing; and Outdoor Gear and Active Wear.

Land zoned EI shall provide for large and medium-sized parcels for industrial campuses and other industrial sites that can accommodate a variety of industrial companies and related businesses. Areas zoned EI are also intended to provide the opportunity for flex building space within small- and medium-sized industrial campuses and business parks to accommodate research and development companies, incubator/emerging technology businesses, related materials, and equipment suppliers, and/or spin-off companies and other businesses that derive from, or are extensions of, larger campus users and developments. Retail and commercial uses are allowed only when directly supporting area employers and employees.

Industrial establishments and support services shall not have objectionable external features and shall feature well-landscaped sites and attractive architectural design, as determined by the Hearing Authority.

B. Light Industrial (LI) - The LI zoning district provides for the manufacturing, processing, assembling, packaging, and treatment of products which have been previously prepared from raw materials. Industrial establishments shall not have objectionable external features and shall feature well- landscaped sites and attractive architectural design, as determined by the Commission.
C. General Industrial (GI) - The GI zoning district provides for the manufacturing, processing, assembling, packaging and treatment of products from previously prepared or raw materials, providing such activities can meet and maintain minimum environmental quality standards and are situated so as not to create significant adverse effects to residential and commercial areas of the City. The minimum contiguous area of any GI zoning district shall be fifty (50) acres.

Response: The proposed development is an expansion of the existing neighboring Treske Precision Machining. The building will be of General Industrial (GI) use to include fabrication and assembly integration of products and parts which have been previously prepared from raw materials.

16.31.020 - Uses
A. The table below identifies the land uses that are permitted outright (P), permitted conditionally (C) and not permitted (N) in the industrial zoning districts. The specific land use categories are described and defined in Chapter 16.88.

Industrial Uses (table has been modified for pre-app notes. Full list of uses included under 16.31.020)	GI Zone
• *Manufacture, compounding, processing, assembling, packaging, treatment, fabrication of products contained wholly within an enclosed building provided exterior odor and noise is consistent with municipal code standards and there is no unscreened storage and not otherwise regulated elsewhere in the code*	*P*
• *Manufacture, compounding, processing, assembling, packaging, treatment, fabrication of products not otherwise prohibited elsewhere in the code provided other off-site impacts are compliant with local, state and federal regulations*	*P*
• *Distribution, warehousing and storage associated with a permitted use operating on the same site*	*P*

Response: The proposed use is permitted outright in the GI zone under the category of: "Manufacture, compounding, processing, assembling, packaging, treatment, fabrication of products not otherwise prohibited elsewhere in the code provided other off-site impacts are compliant with local, state and federal regulations."

16.31.030 - Development Standards
A. Generally

No lot area, setback, yard, landscaped area, open space, off-street parking or loading area, or other site dimension or requirement, existing on, or after, the effective date of this Code shall be reduced below the minimum required by this Code. Nor shall the conveyance of any portion of a lot, for other than a public use or right-of-way, leave a lot or structure on the remainder of said lot with less than minimum Code dimensions, area, setbacks or other requirements, except as permitted by Chapter 16.84 (Variances and Adjustments).

B. Development Standards
Except as otherwise provided, required minimum lot areas and dimensions and setbacks under General Industrial (GI) shall meet the following standards:

Development Standards	GI Zone
Lot area - industrial uses:	20,000 SF
Lot area - commercial uses (subject to Section 16.31.050):	20,000 SF
Lot width at front property line:	100 feet
Lot width at building line:	100 feet
Front yard setback[11]	None
Side yard setback[10]	None
Rear yard setback[11]	None
Corner lot street side[11]	None
Height[11]	50 feet

Response: The proposed use follows the GI zone development standards under the category of: "Manufacture, compounding, processing, assembling, packaging, treatment, fabrication of products not otherwise prohibited elsewhere in the code provided other off-site impacts are compliant with local, state and federal regulations."

Lot Area -	85,378 sf
Lot width at front property line	202'-6"
Front yard setback -	70'
Side yard setback -	85'-6"
Side yard setback -	5'-0"
Rear yard setback -	33'-1"
Building height -	32'-0"

16.31.050 - Employment Industrial (EI) Restrictions

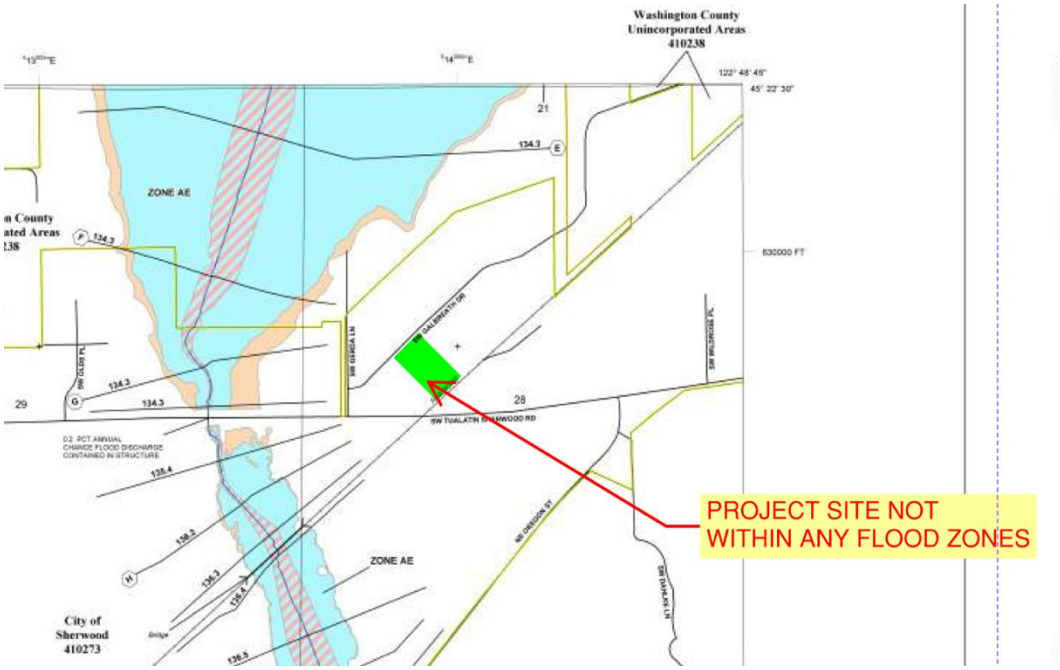
Response: This proposal does not have use restrictions.

16.31.070 - Community Design
For standards relating to off-street parking and loading, energy conservation, historic resources, environmental resources, landscaping, access and egress, signs, parks and open space, on-site storage, and site design, the applicable provisions of Divisions V, VIII and IX will apply.

Response: The development aims to meet all community design provisions related to parking, loading, energy, circulation, pedestrian safety, access, fire access, and landscaping.

16.31.080 - Floodplain

Response: The proposed development is not within a flood zone or flood plain.



Chapter 16.58 - VISION CLEARANCE AND FENCE STANDARDS

16.58.010 - Clear Vision Areas

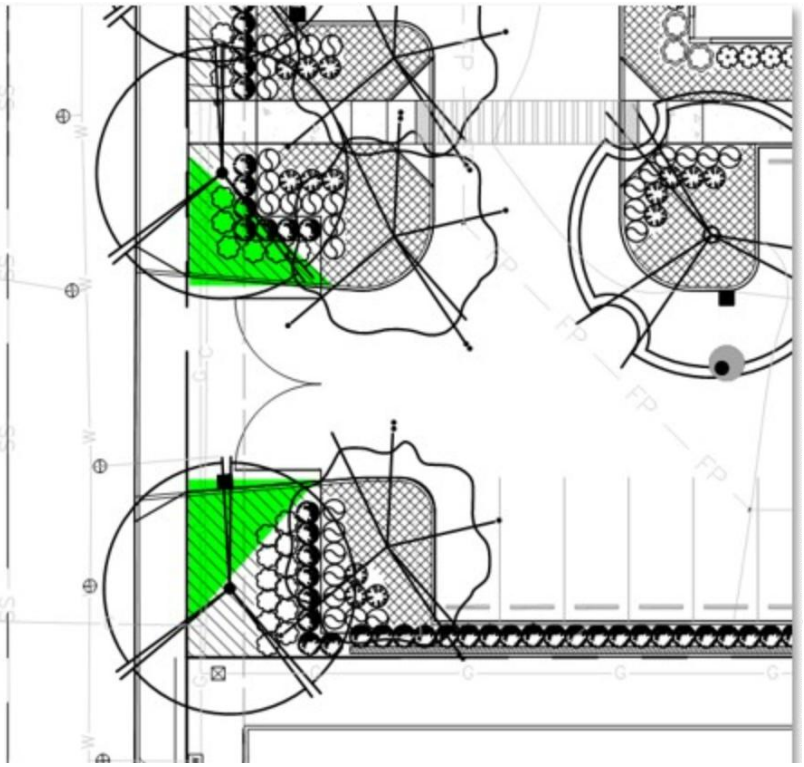
A. A clear vision area shall be maintained on the corners of all property at the intersection of two (2) streets, intersection of a street with a railroad, or intersection of a street with an alley or private driveway.

B. A clear vision area shall consist of a triangular area, two (2) sides of which are lot lines measured from the corner intersection of the street lot lines for a distance specified in this regulation; or, where the lot lines have rounded corners, the lot lines extended in a straight line to a point of intersection, and so measured, and the third side of which is a line across the corner of the lot joining the non-intersecting ends of the other two (2) sides.

C. A clear vision area shall contain no planting, sight obscuring fence, wall, structure, or temporary or permanent obstruction exceeding two and one-half (2½) feet in height, measured from the top of the curb, or where no curb exists, from the established street

center line grade, except that trees exceeding this height may be located in this area, provided all branches and foliage are removed to the height of seven (7) feet above the ground on the sidewalk side and ten (10) feet on the street side.

Response: The proposed development access drive point from SE Galbreath maintains a clear vision area consisting of two triangular areas measured 20' minimum from intersection of curb lines to access drive edge. These areas contain no planting, sight obscuring fence, wall, structure, or temporary or permanent obstruction exceeding two and one-half (2½) feet in height, measured from the top of the curb, or where no curb exists, from the established street center line grade



16.58.020 - Fences, Walls and Hedges.
A. Purpose:
The fence standards promote the positive benefits of fences without negatively impacting the community or endangering public or vehicle safety. Fences can create a sense of privacy, protect children and pets, provide separation from busy streets, and enhance the appearance of the property by providing attractive landscape materials. The negative effect of fences can include the creation of street walls that inhibit police and community surveillance, decrease the sense of community, hinder the safe movement of pedestrians and vehicles, and create an unattractive appearance. These standards are intended to promote the positive aspects of fences and to limit the negative ones.

Response: The proposed development will include an ornamental black bar perimeter fence measuring 8'0" in height. The black decorative fence will be a nice feature with an integration of the landscaping. The security gate will be an ornamental black bar, 20' wide and 30' setback from the road.

Division III – ADMISTRATIVE PROCEDURES

Chapter 16.72 Procedures for Processing Development Permits

16.72.010 – Generally
A. Classifications

> Except for Final Development Plans for Planned Unit Developments, which are reviewed per Section 16.40.030, all quasi-judicial development permit applications and legislative land use actions shall be classified as one of the following:

B. Hearing and Appeal Authority

> 3. Type IV
>
> b. Site Plan Review — between 15,001 and 40,000 square feet of floor area, parking or seating capacity except those within the Old Town Overlay District, per Section 16.72.010.A.
>
> c. The Type III Hearing Authority is the Hearings Officer, and the Appeal Authority is the Planning Commission.
> (1) The Hearings Officer shall hold a public hearing following public notice in accordance with Sections 16.72.020 through 16.72.080.
>
> (2) Any person who testified before the Hearings Officer at the public hearing or submitted written comments prior to the close of the record may appeal the Hearings Officer's decision.

C. Approval Criteria

> 1. The approval criteria for each development permit application shall be the approval standards and requirements for such applications as contained in this Code. Each decision made by a Hearing Authority or Appeal Authority shall list the approval criteria and indicate whether the criteria are met. It is the applicant's burden to demonstrate to the Hearing Authority and Appeal Authority how each of the approval criteria are met. An application may be approved with conditions of approval imposed by the Hearing Authority or Appeal Authority. On appeal, the Appeal Authority may affirm, reverse, amend, refer, or remand the decision of the Hearing Authority.

Response: The proposed development qualifies for a Type-4 Site Plan Review between 15,001 and 40,000 sf of floor area. Our team understands site plan review procedures, hearing authority's role, and approval criteria.

16.72.020 - Public Notice and Hearing
Response: Our team understands the procedures of public notice and hearings.

16.72.030 - Content of Notice
Response: Our team understands content of notice.

16.72.040 - Planning Staff Reports
Response: Our team understands the role of planning staff reports and will provide documentation, narratives, and information needed to assist the city in developing the staff reports.

16.72.050 - Conduct of Public Hearings
Response: Our team understands the importance of public hearings

16.72.060 - Notice of Decision
Response: Our team understands the timeline for land use decision.

16.72.070 - Registry of Decisions
Response: Our team understands a registry of all land use actions will be kept on file in the City Recorder's office and made available to the public for inspection.

16.72.080 - Final Action on Permit or Zone Change
Response: Our team understands the timeline for final action on land use permitting and the applicant's right to seek a writ of mandamus to compel issuance.

Division V – COMMUNITY DESIGN

Chapter 16.90 Site Planning

16.90.010 - Purpose
Site planning review is intended to:
A. Encourage development that is compatible with the existing natural and manmade environment, existing community activity patterns, and community identity.

B. Minimize or eliminate adverse visual, aesthetic or environmental effects caused by the design and location of new development, including but not limited to effects from:

1. The scale, mass, height, areas, appearance and architectural design of buildings and other development structures and features.

2. Vehicular and pedestrian ways and parking areas.

3. Existing or proposed alteration of natural topographic features, vegetation and water-ways.

Response: The proposed development aims to be compatible with the existing industrial campus, especially the neighboring Treske facility. Our proposal looks to eliminate adverse visual impacts through design, scale, massing, orientation, and location.

16.90.020 - Site Plan Review
A. Site Plan Review Required

Site Plan review is required prior to any substantial change to a site or use that does not meet the criteria of a minor or major modification, issuance of building permits for a new building or structure, or for the substantial alteration of an existing structure or use.

Response: The proposed development application has reviewed all required information and documentation to complete a full site plan review. The project takes guidance from the pre-application conference recommendations and applicable code provisions to present a complete site review application. Note: The Commercial Design Review Matrix is not applicable to the Light Industrial zone.

No site plan approval will be granted unless each of the following is found:

1. The proposed development meets applicable zoning district standards and design standards in Division II, and all provisions of Divisions V, VI, VIII and IX.

Response: The proposed development meets applicable zoning district standards and all applicable design standards highlighted in the Pre-application conference.

2. The proposed development can be adequately served by services conforming to the Community Development Plan, including but not limited to water, sanitary facilities, storm water, solid waste, parks and open space, public safety, electric power, and communications.

Response: The proposed development has proven to be adequately served by services conforming to the Community Development Plan. Please see the preliminary Stormwater Memo and Civil drawings outlining utility and service connections. An 8-inch diameter public sanitary sewer main exists within SW Galbreath along the full length of the subject property. This sanitary sewer main provides all the needed service within this area. Therefore no extension of the existing sewer system is anticipated. A 12-inch diameter water main exists within SW Galbreath Drive along the

full length of the subject property. This main provides all the needed service within this area. A drainage swale and 18-inch diameter public storm sewer main exists within the southeast end of the subject property within a public storm drainage easement. This drainage swale provides drainage for SW Galbreath Drive and properties to the northeast.

3. Covenants, agreements, and other specific documents are adequate, in the City's determination, to assure an acceptable method of ownership, management, and maintenance of structures, landscaping, and other on-site features.

4. The proposed development preserves significant natural features to the maximum extent feasible, including but not limited to natural drainage ways, wetlands, trees, vegetation (including but not limited to environmentally sensitive lands), scenic views, and topographical features, and conforms to the applicable provisions of Division VIII of this Code and Chapter 5 of the Community Development Code.

Response: The proposed development has conducted a geotechnical report and received the Clean Water Services correspondence stating that significant or sensitive areas do not appear to exist on the site. No wetlands, floodplain, or other sensitive habitat is identified on the site based on MetroMaps.

5. For developments that are likely to generate more than 400 average daily trips (ADTs), or at the discretion of the City Engineer, the applicant must provide adequate information, such as a traffic impact analysis (TIA) or traffic counts, to demonstrate the level of impact to the surrounding transportation system. The developer is required to mitigate for impacts attributable to the project, pursuant to TIA requirements in Section 16.106.080 and rough proportionality requirements in Section 16.106.090. The determination of impact or effect and the scope of the impact study must be coordinated with the provider of the affected transportation facility.

Response: The proposed development is an expansion of an existing operations and will not generate more than 400 average daily trips (ADTs). Our team has contacted the Washington County Land Use and Transportation to get their assessment on impacts to Tualatin-Sherwood Road, they are not requiring a TIA; however, would like to monitor the area for impacts post occupancy.

6. The proposed commercial, multi-family, institutional or mixed-use development is oriented to the pedestrian and bicycle, and to existing and planned transit facilities.

Response: N/A

7. Industrial developments provide employment opportunities for citizens of Sherwood and the region. The proposed industrial development is designed to enhance areas visible from arterial and collector streets by reducing the "bulk" appearance of large buildings. Industrial design standards include the following:

a. Portions of the proposed industrial development within 200 feet of an arterial or collector street and visible to the arterial or collector (i.e. not behind another building) must meet any four of the following six design criteria:

- A minimum 15% window glazing for all frontages facing an arterial or collector
- A minimum of two (2) building materials used to break up vertical facade street facing frontages (no T-111 or aluminum siding).
- Maximum thirty-five (35) foot setback for all parts of the building from the property line separating the site from all arterial or collector streets (required visual corridor falls within this maximum setback area).
- Parking is located to the side or rear of the building when viewed from the arterial or collector.
- Loading areas are located to the side or rear of the building when viewed from the arterial or collector. If a loading area is visible from an arterial or collector, it must be screened with vegetation or a screen made of materials matching the building materials.
- All roof-mounted equipment is screened with materials complimentary to the building design materials.

Response: Staff has determined that the industrial design standards in SZCDC § 16.90.020(D)(7) do not apply because the site does not have frontage on an arterial or collector and is screened from view by buildings and landscaping in most locations when viewed from SW Tualatin-Sherwood Rd.

Chapter 16.92 - LANDSCAPING

16.92.010 – Landscaping Plan Required

All proposed developments for which a site plan is required pursuant to Section 16.90.020 shall submit a landscaping plan that meets the standards of this Chapter. All areas not occupied by structures, paved roadways, walkways, or patios shall be landscaped or maintained according to an approved site plan.

16.92.020 - Landscaping Materials

A. Type of Landscaping
Required landscaped areas shall include an appropriate combination of native evergreen or deciduous trees and shrubs, evergreen ground cover, and perennial plantings. Trees to be planted in or adjacent to public rights-of-way shall meet the requirements of this Chapter. Plants may be selected from the City's "Suggested Plant Lists for Required Landscaping Manual" or suitable for the Pacific Northwest climate and verified by a landscape architect or certified landscape professional.

1. Ground Cover Plants

- All of the landscape that is not planted with trees and shrubs must be planted in ground cover plants, which may include grasses. Mulch is not a substitute for ground cover, but is allowed in addition to the ground cover plants.
- Ground cover plants other than grasses must be at least the four-inch pot size and spaced at distances appropriate for the plant species. Ground cover plants must be planted at a density that will cover the entire area within three (3) years from the time of planting.

2. Shrubs

- All shrubs must be of sufficient size and number to be at full growth within three (3) years of planting.
- Shrubs must be at least the one-gallon container size at the time of planting.

3. Trees

- Trees at the time of planting must be fully branched and must be a minimum of two (2) caliper inches and at least six (6) feet in height.
- Existing trees may be used to meet the standards of this chapter, as described in Section 16.92.020.C.2.

Response: The landscape plan includes a mix of native evergreen and deciduous trees and shrubs, evergreen ground cover, and perennial plantings. The landscape plan showcases 24 new trees covering over 26,000 sf of the site. All ground cover plantings and shrubs address all code provisions regarding size, dimension, growth potential, and coverage.

B. Plant Material Selection and Preparation

1. Required landscaping materials shall be established and maintained in a healthy condition and of a size sufficient to meet the intent of the approved landscaping plan. Specifications shall be submitted showing that adequate preparation of the topsoil and subsoil will be undertaken.

2. Landscape materials should be selected and sited to produce a hardy and drought-resistant landscape area. Selection of the plants should include consideration of soil type, and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, and compatibility with existing native vegetation preserved on the site.

Response: The proposed landscape plan presents an established plant palette of sufficient size and layering to ensure healthy growing conditions. All landscape materials have been selected and sited to produce a hardy and drought-resistant landscape environment.

16.92.030 - Site Area Landscaping and Perimeter Screening Standards

B. Parking Area Landscaping

1. Purpose
The standard is a landscape treatment that uses a combination of trees, shrubs, and ground cover to provide shade, storm water management, aesthetic benefits, and screening to soften the impacts of large expanses of pavement and vehicle movement. It is applied to landscaped areas within and around the parking lot and loading areas.

3. Required Landscaping

There shall be at least forty-five (45) square feet parking area landscaping for each parking space located on the site. The amount of required plant materials are based on the number of spaces as identified below.

4. Amount and Type of Required Parking Area Landscaping

- Number of Trees required based on Canopy Factor
  Small trees have a canopy factor of less than forty (40), medium trees have a canopy factor from forty (40) to ninety (90), and large trees have a canopy factor greater than ninety (90);
  - Any combination of the following is required:
    - One (1) large tree is required per four (4) parking spaces;
    - One (1) medium tree is required per three (3) parking spaces; or
    - One (1) small tree is required per two (2) parking spaces.
    - At least five (5) percent of the required trees must be evergreen.
  - Street trees may be included in the calculation for the number of required trees in the parking area
- Shrubs:
  - Two (2) shrubs are required per each space.
  - For spaces where the front two (2) feet of parking spaces have been landscaped instead of paved, the standard requires one (1) shrub per space. Shrubs may be evergreen or deciduous.
- Ground cover plants:
  - Any remainder in the parking area must be planted with ground cover plants.
  - The plants selected must be spaced to cover the area within three (3) years. Mulch does not count as ground cover.

Response: 45 SF of parking area landscaping per stall has been met. Industrial land uses require one (1) landscaped island for every twelve (12) contiguous stalls. See table below for Tree Density Calculations. The proposed development reaches a 30.1% canopy coverage. The proposed industrial developments meets the required 30% tree canopy over the development site.

TREE DENSITY CALCULATIONS

Project Zoning: GI General Industrial

Required Site Coverage: 30% (26,383 SF)

TREE NAME	QUANTITY	MATURE SPREAD (FT.)	CANOPY AREA (SF)	CANOPY COVERAGE (SF)
PROPOSED NEW TREES:				
Acer rubrum 'Gerling'	3	40	1,257	3,770
Carpinus betulus ' Fastigiata'	1	20	314	314
Quercus garryana	6	40	1,257	7,540
Thuja plicata	1	20	314	314
Tilia Bicentennial	6	35	962	5,773
Zelkova serrata 'Village Green'	7	40	1,257	8,796
			TOTAL SITE CANOPY COVERAGE (SF)	**26,507**
			DEVELOPMENT AREA (SF)	**87,943**
			PERCENT CANOPY COVERAGE	**30.1%**

C. Screening of Mechanical Equipment, Outdoor Storage, Service and Delivery Areas

All mechanical equipment, outdoor storage and manufacturing, and service and delivery areas, shall be screened from view from all public streets and any adjacent residential zones. If unfeasible to fully screen due to policies and standards, the applicant shall make efforts to minimize the visual impact of the mechanical equipment.

Response: All mechanical equipment, loading zones, and dumpter containers have been screened from view from all public streets. These elements are located away from the SW Galbreath to avoid negative visual impacts. The elements have also been screened with landscape from view from Tualatin Sherwood Road.

D. Visual Corridors

Except as allowed by subsection 6. above, new developments shall be required to establish landscaped visual corridors along Highway 99W and other arterial and collector streets, consistent with the Natural Resources and Recreation Plan Map, Appendix C of the Community Development Plan, Part II, and the provisions of Chapter 16.142(Parks, Trees, and Open Space). Properties within the Old Town Overlay are exempt from this standard.

Response: N/A

16.92.040 - Installation and Maintenance Standards

Response: All proposed landscape elements will be installed per the code provision, including irrigation and maintenance.

Chapter 16.94 - OFF-STREET PARKING AND LOADING

16.94.010 - General Requirements
A. Off-Street Parking Required

No site shall be used for the parking of vehicles until plans are approved providing for off-street parking and loading space as required by this Code. Any change in uses or structures that reduces the current off-street parking and loading spaces provided on site, or that increases the need for off-street parking or loading requirements shall be unlawful and a violation of this Code, unless additional off-street parking or loading areas are provided in accordance with Section 16.94.020, or unless a variance from the minimum or maximum parking standards is approved in accordance with Chapter 16.84 Variances.

Response: The proposed development meet all general requirements or is exempt of general requirements due to the industrial land use designation. The site will not park on the site until off-street parking plans have been approved. The project will not seek options for reducing the required parking spaces. The provisions for prohibited uses and location of off-street parking have been acknowledged. All parking and loading areas will contain the required markings, delineations, sufficient grading, and surface drainage requirements.

16.94.020 - Off-Street Parking Standards

A. Generally
Where square feet are specified, the area measured shall be the gross building floor area primary to the functioning of the proposed use. Where employees are specified, persons counted shall be those working on the premises, including proprietors, during the largest shift at peak season. Fractional space requirements shall be counted as a whole space. The Review Authority may determine alternate off - street parking and loading requirements for a use not specifically listed in this Section based upon the requirements of comparable uses.

Response: Table 1 under 16.94.020 indicates no maximum permitted parking; however, industrial uses have a 1.6 per 1,000 sf minimum parking standard. The proposed development includes 65 parking spaces per OSSC Table 1106.1 with (3) accessible spaces to include (1) required ADA van space.

B. Dimensional and General Configuration Standards

1. Dimensions For the purpose of this Chapter, a "parking space" means a stall nine (9) feet in width and twenty (20) feet in length. Up to twenty five (25) percent of required parking spaces may have a minimum dimension of eight (8) feet in width and eighteen (18) feet in length so long as they are signed as compact car stalls.

2. Layout Parking space configuration, stall and access aisle size shall be of sufficient width for all vehicle turning and maneuvering. Groups of more than four (4) parking spaces shall be served by a driveway so as to minimize backing movements or other maneuvering within a street, other than an alley. All parking areas shall meet the minimum standards shown in the following table and diagram.

Response: All proposed parking stalls will be 9' in width and 20' in length. The layout and configuration will be 90 degree parking with a Module Width of 66'-0" and the Aisle Width between stall lines at 26'-0" to accommodate sufficient traffic flow, backing space, and turnaround space.

Table 3: Two-Way Driving Aisle

A	B	C	D	E	F	G	H	J
45°	8.0	16.5	24.0	11.3	57.0	3.0	2.5	62.0
	9.0	18.5	24.0	12.7	61.0	3.0	2.5	66.0
60°	8.0	17.0	24.0	9.2	58.0	3.0	2.5	63.0
	9.0	19.5	24.0	10.4	63.0	3.0	2.5	68.0
75°	8.0	16.5	26.0	8.3	59.0	3.0	3.0	65.0
	9.0	19.0	24.0	9.3	62.0	3.0	3.0	68.0
90°	8.0	18.0	26.0	8.0	56.0	3.0	3.0	62.0
	9.0	20.0	24.0	9.0	58.0	3.0	3.0	64.0

3. Wheel Stops

- Parking spaces along the boundaries of a parking lot or adjacent to interior landscaped areas or sidewalks shall be provided with a wheel stop at least four (4) inches high, located three (3) feet back from the front of the parking stall as shown in the above diagram.
- Wheel stops adjacent to landscaping, bio-swales or water quality facilities shall be designed to allow storm water runoff.

- The paved portion of the parking stall length may be reduced by three (3) feet if replaced with three (3) feet of low lying landscape or hardscape in lieu of a wheel stop; however, a curb is still required. In other words, the traditional three-foot vehicle overhang from a wheel stop may be low-lying landscaping rather than an impervious surface.

Response: All parking stalls will meet the code provisions by providing wheel stops at least four inches in height and located three feet back from the front of the parking stall.

4. Service Drives
Service drives shall be clearly and permanently marked and defined through use of rails, fences, walls, or other barriers or markers, and shall have minimum vision clearance area formed by the intersection of the driveway center line, the street right-of-way line, and a straight line joining said lines through points fifteen (15) feet from their intersection.

Response: All service and emergency drives will be clearly marked and defined.

C. Bicycle Parking Facilities

1. General Provisions

- Applicability. Bicycle parking spaces shall be provided for new development, changes of use, and major renovations, defined as construction valued at twenty-five (25) percent or more of the assessed value of the existing structure.
- Types of Spaces. Bicycle parking facilities shall be provided in terms of short-term bicycle parking and long-term bicycle parking. Short-term bicycle parking is intended to encourage customers and other visitors to use bicycles by providing a convenient and readily accessible place to park bicycles. Long-term bicycle parking provides employees, students, residents, commuters, and others who generally stay at a site for at least several hours a weather-protected place to park bicycles.
- Minimum Number of Spaces. The required total minimum number of bicycle parking spaces for each use category is shown in Table 4, Minimum Required Bicycle Parking Spaces.
- Minimum Number of Long-term Spaces. If a development is required to provide eight (8) or more required bicycle parking spaces in Table 4, at least twenty-five (25) percent shall be provided as long-term bicycle with a minimum of one (1) long-term bicycle parking space.
- Multiple Uses. When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.

Response: Per Table 4: the minimum required bicycle parking spaces under Industrial Categories is 2 or 1 per 40 spaces, whichever is greater. The proposed development

will include two bicycle stalls plus two additional bicycles stalls for potential office use. Please refer to keynote SP-016 for location of bicycle racks.

Industrial Categories	
Industrial	2 or 1 per 40 spaces, whichever is greater

2. Location and Design.
   - General Provisions
     - Each space must be at least two (2) feet by six (6) feet in area, be accessible without moving another bicycle, and provide enough space between the rack and any obstructions to use the space properly.
     - There must be an aisle at least five (5) feet wide behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way.
     - Lighting. Bicycle parking shall be at least as well lit as vehicle parking for security.
     - Reserved Areas. Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only.
     - Hazards. Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as to not conflict with vision clearance standards.

Response: *Proposed* bicycle parking will be at least 2'X6' in area and have clear accessibility and movement per the code provision.

- Short-term Bicycle Parking
  - Provide lockers or racks that meet the standards of this section.
  - Locate inside or outside the building within thirty (30) feet of the main entrance to the building or at least as close as the nearest vehicle parking space, whichever is closer.
- Long-term Bicycle Parking
  - Provide racks, storage rooms, or lockers in areas that are secure or monitored (e.g., visible to employees or customers or monitored by security guards)
  - Locate the outside bicycle parking spaces within one hundred (100) feet of the entrance that will be accessed by the intended users.
  - All of the spaces shall be covered.

Response: The two required bicycle parking is located under a roof overhand canopy.

- Covered Parking (Weather Protection)
    - When required, covered bicycle parking shall be provided in one (1) of the following ways: inside buildings, under roof overhangs or awnings, in bicycle lockers, or within or under other structures.
    - Where required covered bicycle parking is not within a building or locker, the cover must be permanent and designed to protect the bicycle from rainfall and provide seven-foot minimum overhead clearance.
    - Where required bicycle parking is provided in lockers, the lockers shall be securely anchored.

Response: The two required bicycle parking is located under a roof overhand canopy.

16.94.030 - Off-Street Loading Standards

A. Minimum Standards

- A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading passengers shall be located on the site of any school, or other public meeting place, which is designed to accommodate more than twenty five (25) persons at one time.
- The minimum loading area for non-residential uses shall not be less than ten (10) feet in width by twenty-five (25) feet in length and shall have an unobstructed height of fourteen (14) feet.
- Multiple uses on the same parcel or adjacent parcels may utilize the same loading area if it is shown in the development application that the uses will not have substantially overlapping delivery times.
- The following additional minimum loading space is required for buildings in excess of twenty thousand (20,000) square feet of gross floor area:
    - Twenty thousand (20,000) to fifty (50,000) sq. ft. - five hundred (500) sq. ft.
    - Fifty (50,000) sq. ft. or more - seven hundred fifty (750) sq. ft.

B. Separation of Areas

- Any area to be used for the maneuvering of delivery vehicles and the unloading or loading of materials shall be separated from designated off-street parking areas and designed to prevent the encroachment of delivery vehicles onto off-street parking areas or public streets. Off-street parking areas used to fulfill the requirements of this Chapter shall not be used for loading and unloading operations.

C. Exceptions and Adjustments.

The review authority, through Site Plan Review, may approve loading areas within a street right-of-way in the Old Town Overlay District when all of the following conditions are met:

- Short in duration (i.e., less than one (1) hour);
- Infrequent (less than three (3) operations occur daily between 5:00 a.m. and 12:00 a.m. or all operations occur between 12:00 a.m. and 5:00 a.m. at a location that is not adjacent to a residential zone);
- Does not unreasonably obstruct traffic; [or] Does not obstruct traffic during peak traffic hours;
- Does not obstruct a primary emergency response route; and
- Is acceptable to the applicable roadway authority.

Response: The proposed development will contain two distinct loading areas, one with a dock-style configuration and another with a drive-in loading bay. The dock-style loading area with be 250 sf with 10'W x 25'L x 14'H. The drive-in loading area will be 500 sf with 10'W x 50'L x 14'H. The area has been designed to accommodate the maneuvering of delivery vehicles and the unloading and loading of materials per the outlined code provision.

Chapter 16.96 - ON-SITE CIRCULATION

16.96.010 - On-Site Pedestrian and Bicycle Circulation

A. Purpose
On-site facilities shall be provided that accommodate safe and convenient pedestrian access within new subdivisions, multi-family developments, planned unit developments, shopping centers and commercial districts, and connecting to adjacent residential areas and neighborhood activity centers within one-half mile of the development. Neighborhood activity centers include but are not limited to existing or planned schools, parks, shopping areas, transit stops or employment centers. All new development, (except single-family detached housing), shall provide a continuous system of private pathways/sidewalks.

Response: The proposed development is intended to be an expansion of services and operations of the existing neighboring Treske Precision Machining facility. The project accommodates safe and convenient pedestrian access within the two buildings and beyond. The site design provides pedestrian sidewalks along SW Galbreath Drive in order to contribute to a contiguous on-site and off-site pedestrian and bicycle circulation throughout the industrial campus.

B. Maintenance
No building permit or other City permit shall be issued until plans for ingress, egress and circulation have been approved by the City. Any change increasing any ingress, egress or

circulation requirements, shall be a violation of this Code unless additional facilities are provided in accordance with this Chapter.

C. Joint Access
Two (2) or more uses, structures, or parcels of land may utilize the same ingress and egress when the combined ingress and egress of all uses, structures, or parcels of land satisfied the other requirements of this Code, provided that satisfactory legal evidence is presented to the City in the form of deeds, easements, leases, or contracts to clearly establish the joint use.

Response: The site design proposes one access point from SW Galbreath Drive and provides joint internal access from the existing Treske operations.

D. Connection to Streets
- Except for joint access per this Section, all ingress and egress to a use or parcel shall connect directly to a public street, excepting alleyways with paved sidewalk.
- Required private sidewalks shall extend from the ground floor entrances or the ground floor landing of stairs, ramps or elevators to the public sidewalk or curb of the public street which provides required ingress and egress.

E. Maintenance of Required Improvements
Required ingress, egress and circulation improvements shall be kept clean and in good repair.

F. Access to Major Roadways
Points of ingress or egress to and from Highway 99W and arterials designated on the Transportation Plan Map, attached as Appendix C of the Community Development Plan, Part II, shall be limited as follows:
- All site plans for new development submitted to the City for approval after the effective date of this Code shall show ingress and egress from existing or planned local or collector streets, consistent with the Transportation Plan Map and Section VI of the Community Development Plan.

Response: The proposed development allows circulation from the facility to major roadways through the use of SW Galbreath Drive.

16.96.030 - Minimum Non-Residential Standards

Minimum standards for private, on-site circulation improvements in non-residential developments:

2. Industrial: Improved hard surfaced driveways are required as follows:

Required		Minimum Width	
Parking Spaces	# Driveways	One-Way Pair	Two-Way
1 - 249	1	15 feet	24 feet
250 & above	2	15 feet	24 feet

Response: The proposed development meets all minimum non-residential standards. The site design presented (1) two-way driveway dimensioned at 26' wide. Total parking count is 65 spaces.

3. Surface materials are encouraged to be pervious when appropriate considering soils, anticipated vehicle usage and other pertinent factors.

Response: The surface material will be pervious (concrete or asphalt roadway)

B. Sidewalks and Curbs

- A private pathway/sidewalk system extending throughout the development site shall be required to connect to existing development, to public rights-of-way with or without improvements, to parking and storage areas, and to connect all building entrances to one another. The system shall also connect to transit facilities within five hundred (500) feet of the site, future phases of development, and whenever possible to parks and open spaces.
- Curbs shall also be required at a standard approved by the Hearing Authority. Private pathways/sidewalks shall be connected to public rights-of-way along driveways but may be allowed other than along driveways if approved by the Hearing Authority

- Private Pathway/Sidewalk Design. Private pathway surfaces shall be concrete, asphalt, brick/masonry pavers, or other pervious durable surface. Primary pathways connecting front entrances to the right of way shall be at least 6 feet wide and conform to ADA standards. Secondary pathways between buildings and within parking areas shall be a minimum of four (4) feet wide and/or conform to ADA standards. Where the system crosses a parking area, driveway or street, it shall be clearly marked with contrasting paving materials or raised crosswalk (hump). At a minimum all crosswalks shall include painted striping.
- Exceptions. Private pathways/sidewalks shall not be required where physical or topographic conditions make a connection impracticable, where buildings or other existing development on adjacent lands physically preclude a connection now or in the future considering the potential for redevelopment; or pathways would violate provisions of leases, restrictions or other agreements.

Response: The project accommodates safe and convenient pedestrian access within the two buildings and beyond. The site design provides pedestrian sidewalks along SW Galbreath Drive to contribute to a contiguous on-site and off-site pedestrian and bicycle circulation throughout the industrial campus. Update: the proposal has included a 4 ft. wide sidewalk along the west side of the building to provide connectivity between the subject site and adjacent Treske site to the north.

16.96.040 - On-Site Vehicle Circulation

A. Maintenance

No building permit or other City permit shall be issued until plans for ingress, egress and circulation have been approved by the City. Any change increasing any ingress, egress or circulation requirements, shall be a violation of this Code unless additional facilities are provided in accordance with this Chapter.

B. Joint Access

Two (2) or more uses, structures, or parcels of land are strongly encouraged to utilize jointly the same ingress and egress when the combined ingress and egress of all uses, structures, or parcels of land satisfy the other requirements of this Code, provided that satisfactory legal evidence is presented to the City in the form of deeds, easements, leases, or contracts to clearly establish the joint use. In some cases, the City may require a joint access to improve safety, vision clearance, site distance, and comply with access spacing standards for the applicable street classification.

Response: The site design proposes one access point from SW Galbreath Drive and provides joint internal access from the existing Treske operations.

C. Connection to Streets

1. Except for joint access per this Section, all ingress and egress to a use or parcel shall connect directly to a public street, excepting alleyways.

2. Required private sidewalks shall extend from the ground floor entrances or the ground floor landing of stairs, ramps or elevators to the public sidewalk or curb of the public street which provides required ingress and egress.

Response: The proposed development is intended to be an expansion of services and operations of the existing neighboring Treske Precision Machining facility. The project accommodates safe and convenient pedestrian access within the two buildings' ground floor entrances and beyond. The site design provides pedestrian sidewalks along SW Galbreath Drive in order to contribute to a contiguous on-site and off-site pedestrian and bicycle circulation throughout the industrial campus.

Chapter 16.98 - ON-SITE STORAGE

16.98.010 - Recreational Vehicles and Equipment

Recreational vehicles and equipment may be stored only within designated and improved off-street parking areas. Such areas shall meet the screening and landscaping requirements of Section 16.92.030.

Response: No recreational vehicles and equipment will be stored on-site.

16.98.020 - Solid Waste and Recycling Storage

All uses shall provide solid waste and recycling storage receptacles which are adequately sized to accommodate all solid waste generated on site. All solid waste and recycling storage areas and receptacles shall be located out of public view. Solid waste and recycling receptacles for multi-family, commercial, industrial and institutional uses shall be screened by six (6) foot high sight-obscuring fence or masonry wall and shall be easily accessible to collection vehicles.

Response: The proposed development will include two 40 yard dumpsters located with easy access for waste management trucks. The solid waste and recycling storage area will be screened with landscaping and trees to minimize visual impact. Update: The proposal has dedicated a trash container area within the 8'-" high sight-obscuring fence. The provides greater than 10'-0" clear depth, 20'-0" clear width, 25'-0" overhead clearance, and 75'-0" unobstructed clear access in front of the containers in accordance with Pride Disposal Company requirements.

16.98.030 - Material Storage

A. Generally. Except as otherwise provided herein, external material storage is prohibited, except in commercial and industrial zones where storage areas are approved by the Review Authority as part of a site plan or per Section 16.98.040.

B. Standards. Except as per Section 16.98.040, all service, repair, storage, and merchandise display activities carried on in connection with any commercial or industrial activity, and not conducted within an enclosed building, shall be screened from the view of all adjacent properties and adjacent streets by a six (6) foot to eight (8) foot high, sight obscuring fence subject to chapter 16.58.020. In addition, unless adjacent parcels to the side and rear of the storage area have existing solid evergreen screening or sight-obscuring fencing in place, new evergreen screening no less than three (3) feet in height shall be planted along side and rear property lines. Where other provisions of this Code require evergreen screening, fencing, or a landscaped berm along side and rear property lines, the additional screening stipulated by this Section shall not be required.

C. Hazardous Materials. Storage of hazardous, corrosive, flammable, or explosive materials, if such storage is otherwise permitted by this Code, shall comply with all local fire codes, and Federal and State regulations.

Response: All material storage will be wholly within the building and comply with all fire codes and state and federal regulations.

Division VI – PUBLIC INFRASTRUCTURE

Chapter 16.106 - TRANSPORTATION FACILITIES

16.106.010 - Generally
A. Creation
Public streets shall be created in accordance with provisions of this Chapter. Except as otherwise provided, all street improvements and rights-of-way shall conform to standards for the City's functional street classification, as shown on the Transportation System Plan (TSP) Map (Figure 17) and other applicable City standards. The following table depicts the guidelines for the street characteristics.

Response: The proposed development includes a public improvement of SW Galbreath Drive, including street trees, landscaping, 7'-0" sidewalk, and 14'-4' landscape strip.

16.106.020 - Required Improvements
A. Generally
Except as otherwise provided, all developments containing or abutting an existing or proposed street, that is either unimproved or substandard in right-of-way width or improvement, shall dedicate the necessary right-of-way prior to the issuance of building permits and/or complete acceptable improvements prior to issuance of occupancy permits. Right-of-way requirements are based on functional classification of the street network as established in the Transportation System Plan

Response: The proposed development abuts an existing street (SW Galbreath Drive). The project aims to improve the right-of-way prior to issuance of occupancy permits.

B. Existing Streets
Except as otherwise provided, when a development abuts an existing street, the improvements requirement shall apply to that portion of the street right-of-way located between the centerline of the right-of-way and the property line of the lot proposed for development. In no event shall a required street improvement for an existing street exceed a pavement width of thirty (30) feet.

Response: The project aims to improve the public right-of-way between the centerline of the street and the property line, if dimensions are not consistent with the city street standards and consistent with the Community Development Plan and TSP.

16.106.030 - Location
A. Generally
The location, width and grade of streets shall be considered in their relation to existing and planned streets, topographical conditions, and proposed land uses. The proposed street system shall provide adequate, convenient and safe traffic and pedestrian circulation, and intersection angles, grades, tangents, and curves shall be adequate for expected traffic volumes. Street alignments shall be consistent with solar access requirements as per Chapter 16.156, and topographical considerations.

B. Street Connectivity and Future Street Systems

1. Future Street Systems. The arrangement of public streets shall provide for the continuation and establishment of future street systems as shown on the Local Street Connectivity Map contained in the adopted Transportation System Plan (Figure 16).

6. Pedestrian and Bicycle Connectivity. Paved bike and pedestrian accessways consistent with cross section standards in Figure 8-6 of the TSP shall be provided on public easements or right- of-way when full street connections are not possible, with spacing between connections of no more than 300 feet. Multi-use paths shall be built according to the Pedestrian and Bike Master Plans in the adopted TSP.

7. Exceptions. Streets, bike, and pedestrian connections need not be constructed when any of the following conditions exists:

- Physical or topographic conditions make a street or accessway connection impracticable. Such conditions include but are not limited to freeways, railroads, steep slopes, wetlands or other bodies of water where a connection could not reasonably be provided.

- Buildings or other existing development on adjacent lands physically preclude a connection now or in the future considering the potential for redevelopment; or
- Where streets or accessways would violate provisions of leases, easements, covenants, restrictions or other agreements existing as of May 1, 1995, which preclude a required street or accessway connection.

Response: The project abuts an existing local street and will not be required to build a new cross section, bicycle paths, or laneways. Our project will provide safe access and circulation for pedestrians and bicycle to and from the right-of-way to the building entrance.

C. Underground Utilities
All public and private underground utilities, including sanitary sewers and storm water drains, shall be constructed prior to the surfacing of streets. Stubs for service connections shall be long enough to avoid disturbing the street improvements when service connections are made.

Response: All utilities will be provided underground.

D. Additional Setbacks
Generally additional setbacks apply when the width of a street right-of-way abutting a development is less than the standard width under the functional classifications in Section VI of the Community Development Plan. Additional setbacks are intended to provide unobstructed area for future street right-of-way dedication and improvements, in conformance with Section VI. Additional setbacks shall be measured at right angles from the centerline of the street.

Response: The project proposing a front setback of 70'-0"

16.106.040 - Design
Standard cross sections showing street design and pavement dimensions are located in the City of Sherwood's Engineering Design Manual.

Response: The project is not required to build a new street.

16.106.060 - Sidewalks
A. Required Improvements
1. Except as otherwise provided, sidewalks shall be installed on both sides of a public street and in any special pedestrian way within new development.

Response: The proposed development includes a public improvement of SW Galbreath Drive, including a 7'-0" sidewalk, and 14'-4' landscape strip.

B. Design Standards

1. Arterial and Collector Streets
Arterial and collector streets shall have minimum six (6) or eight (8) foot wide sidewalks/multi-use paths, located as required by this Code. Residential areas shall have a minimum of a six (6) foot wide sidewalk and commercial industrial areas shall have a minimum of an eight (8) foot wide sidewalk.

2. Local Streets
Local streets shall have minimum five (5) foot wide sidewalks, located as required by this Code.

Response: The proposed development includes a public improvement of SW Galbreath Drive, including a 7'-0" sidewalk, and 14'-4' landscape strip.

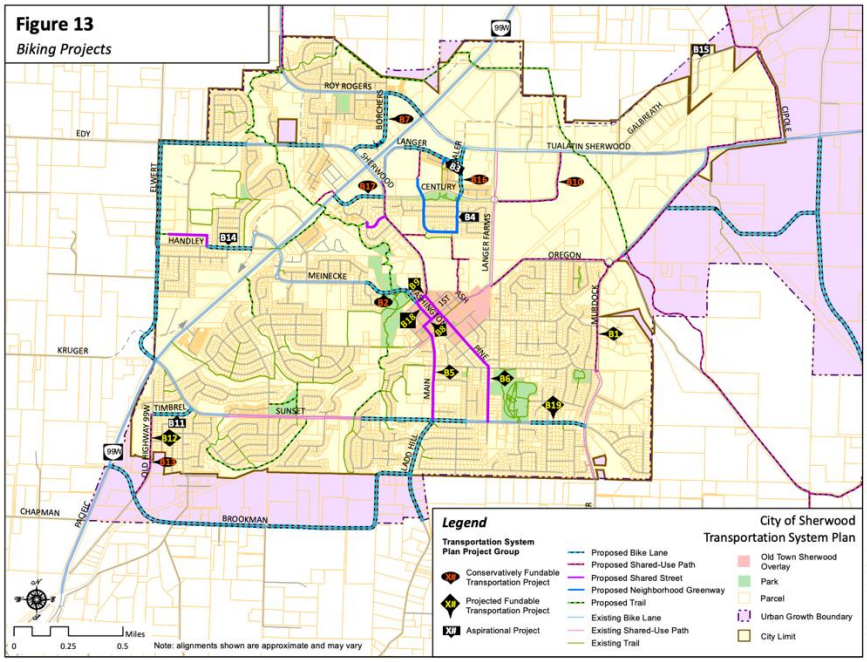
3. Handicapped Ramps
Sidewalk handicapped ramps shall be provided at all intersections.

Response: The proposed development is not located at an intersection. However, all sidewalks are ADA accessible from the public right-of-way to the building entrance.

C. Pedestrian and Bicycle Paths
Provide bike and pedestrian connections on public easements or right-of-way when full street connections are not possible, with spacing between connections of no more than 330 feet except where prevented by topography, barriers such as railroads or highways, or environmental constraints such as rivers and streams.

Response: The proposed development provides a clear pedestrian and bicycle connection from the public easement to the building entrance and bicycle parking.

16.106.070 - Bike Lanes
If shown in Figure 13 of the Transportation System Plan, bicycle lanes shall be installed in public rights-of-way, in accordance with City specifications. Bike lanes shall be installed on both sides of designated roads, should be separated from the road by a twelve-inch stripe or other means approved by Engineering Staff, and should be a minimum of five (5) feet wide.



Response: Bike lanes are not shown along SW Galbreath Drive; therefore, this project will not be required to install the system

16.106.080 - Traffic Impact Analysis (TIA)

A. Purpose

The purpose of this section is to implement Sections 660-012-0045(2)(b) and -0045(2)(e) of the State Transportation Planning Rule (TPR), which require the City to adopt performance standards and a process to apply conditions to land use proposals in order to minimize impacts on and protect transportation facilities. This section establishes requirements for when a traffic impact analysis (TIA) must be prepared and submitted; the analysis methods and content involved in a TIA; criteria used to review the TIA; and authority to attach conditions of approval to minimize the impacts of the proposal on transportation facilities.

Response: This project does not qualify for a TIA per the thresholds outlined in the pre-application conference. The following thresholds were not breached:

a) Per City Municipal Code Section 16.106.040.K.2 "For all other proposed developments including commercial, industrial or institutional uses with over an estimated 400 ADT, or as otherwise required by the City Engineer, the application must include a traffic impact analysis to determine the number and types of traffic controls necessary to accommodate anticipated traffic flow."

b) Per City Municipal Code Section16.106.080.B.3 "The proposed development generates fifty (50) or more PM peak-hour trips on Highway 99W, or one hundred (100) PM peak-hour trips on the local transportation system."

c) Per City Municipal Code Section16.106.080.B. 4. "An increase in use of any adjacent street or direct property approach road to Highway 99W by ten (10) vehicles or more per day that exceed the twenty thousand-pound gross vehicle weight."

Chapter 16.108 - IMPROVEMENT PLAN REVIEW

16.108.010 - Preparation and Submission

An improvement plan shall be prepared and stamped by a Registered Civil Engineer certifying compliance with City specifications. Two (2) sets of the plan shall be submitted to the City for review. An improvements plan shall be accompanied by a review fee as per this Section.

Response: All preliminary civil drawings and civil memos have been prepared by a registered civil engineer.

Chapter 16.110 Sanitary Sewers

16.110.010 - Required Improvements

Sanitary sewers shall be installed to serve all new developments and shall connect to existing sanitary sewer mains. Provided, however, that when impractical to immediately connect to a trunk sewer system, the use of septic tanks may be approved, if sealed sewer laterals are installed for future connection and the temporary system meets all other applicable City, Clean Water Services, Washington County and State sewage disposal standards.

Response: An 8-inch diameter public sanitary sewer main exists within SW Galbreath along the full length of the subject property and provides all the needed service within this area. No extension of the existing sewer system is anticipated. The proposed development will provide sanitary sewer service to the subject property through th use of existing lateral system. Update: No wall will be constructed within 7.5 ft. of existing storm at south end of the site. No trees will be located within existing storm drainage easement. Maintenance access has been coordinated. An 18" man hold is shown on Civil Sheet C3.0 at connection to existing storm system.

Chapter 16.112 Water Supply

16.112.010 - Required Improvements

Water lines and fire hydrants conforming to City and Fire District standards shall be installed to serve all building sites in a proposed development. All waterlines shall be connected to existing water mains or shall construct new mains appropriately sized and located in accordance with the Water System Master Plan.

Response: A 12-inch diameter water main exists within SW Galbreath Drive along the full length of the subject property. This main provides all the needed service within this area, thus no extension of the existing water system is anticipated. The proposed project will make use of existing water services.

Chapter 16.114 Stormwater

16.114.010 - Required Improvements
Storm water facilities, including appropriate source control and conveyance facilities, shall be installed in new developments and shall connect to the existing downstream drainage systems consistent with the Comprehensive Plan and the requirements of the Clean Water Services water quality regulations contained in their Design and Construction Standards R&O 04-9, or its replacement.

Response: A drainage swale and 18-inch diameter public storm sewer main exists within the southeast end of the subject property within a public storm drainage easement. This drainage swale provides drainage for SW Galbreath Drive and properties to the northeast. The subject property will connect in to the 18-inch diameter storm sewer for service to the subject property
Chapter 16.116 Fire Protection

16.116.010 - Required Improvements
When land is developed so that any commercial or industrial structure is further than two hundred and fifty (250) feet or any residential structure is further than five hundred (500) feet from an adequate water supply for fire protection, as determined by the Fire District, the developer shall provide fire protection facilities necessary to provide adequate water supply and fire safety.

Response: The proposed development is providing fire protection facilities necessary to provide adequate water supply and fire safety. Our team has discussed fire access with Ty Darby, who has issued a letter outlining approval of fire safety approach. Please see TVF&R Letter. Update: The FDC has been located to within 100 ft. of the existing fire hydrant on Galbreath Drive.

Chapter 16.118 Public and Private Utilities

16.118.010 - Purpose
Public telecommunication conduits as well as conduits for franchise utilities including, but not limited to, electric power, telephone, natural gas, lighting, and cable television shall be installed to serve all newly created lots and developments in Sherwood.

Response: The proposed development is served by public telecommunication conduits.

Division VIII – ENVIRONMENTAL RESOURCES

Chapter 16.142 Parks, Trees, and Open Spaces

16.142.010 - Purpose
This Chapter is intended to assure the provision of a system of public and private recreation and open space areas and facilities consistent with this Code and applicable portions of Chapter 5 of the Community Development Plan Part 2. The standards of this section do not supersede the open space requirements of a Planned Unit Development, found in Chapter 16.40 - Planned Unit Development (PUD).

16.142.060 - Street Trees
A. Installation of Street Trees on New or Redeveloped Property.
Trees are required to be planted to the following specifications along public streets abutting or within any new development or re-development. Planting of such trees shall be a condition of development approval. The City shall be subject to the same standards for any developments involving City-owned property, or when constructing or reconstructing City streets. After installing street trees, the property owner shall be responsible for maintaining the street trees on the owner's property or within the right-of-way adjacent to the owner's property.

1. Location: Trees shall be planted within the planter strip along a newly created or improved streets. In the event that a planter strip is not required or available, the trees shall be planted on private property within the front yard setback area or within public street right-of-way between front property lines and street curb lines or as required by the City

2. Size: Trees shall have a minimum trunk diameter of two (2) caliper inches, which is measured six inches above the soil line, and a minimum height of six (6) feet when planted

3. Types: Developments shall include a variety of street trees. The trees planted shall be chosen from those listed in 16.142.080 of this Code

4. Required Street Trees and Spacing:
- The minimum spacing is based on the maximum canopy spread identified in the recommended street tree list in section 16.142.080 with the intent of providing a continuous canopy without openings between the trees. For example, if a tree has a canopy of forty (40) feet, the spacing between trees is forty (40) feet. If

the tree is not on the list, the mature canopy width must be provided to the planning department by a certified arborist

- All new developments shall provide adequate tree planting along all public streets. The number and spacing of trees shall be determined based on the type of tree and the spacing standards described in a. above and considering driveways, street light locations and utility connections. Unless exempt per c. below, trees shall not be spaced more than forty (40) feet apart in any development.
- A new development may exceed the forty-foot spacing requirement under section b. above, under the following circumstances:
  - Installing the tree would interfere with existing utility lines and no substitute tree is appropriate for the site; or
  - There is not adequate space in which to plant a street tree due to driveway or street light locations, vision clearance or utility connections, provided the driveways, street light or utilities could not be reasonably located elsewhere so as to accommodate adequate room for street trees; and
  - The street trees are spaced as close as possible given the site limitations in (1) and (2) above.
  - The location of street trees in an ODOT or Washington County right-of-way may require approval, respectively, by ODOT or Washington County and are subject to the relevant state or county standards.
  - For arterial and collector streets, the City may require planted medians in lieu of paved twelve-foot wide center turning lanes, planted with trees to the specifications of this subsection.

Response: Street trees will be installed along the existing SW Galbreath Drive within an improved planter strip. The size of the trees will be greater than the minimum trunk diameter of two caliper inches and a min. height of six feet. The Landscape Plan presents a variety of street tree species throughout the development with adequate spacing based on canopy spread. The proposed street trees along SW Galbreath Drive are red maples, honey locusts, and hornbeams.

16.142.090 - Recommended Street Trees

Response: The Landscape Plan takes into account the recommended street trees.

Chapter 16.144 - WETLAND, HABITAT AND NATURAL AREAS

16.144.010 - Generally
Unless otherwise permitted, residential, commercial, industrial, and institutional uses in the City shall comply with the following wetland, habitat and natural area standards if applicable to the site as identified on the City's Wetland Inventory, the Comprehensive Plan Natural Resource Inventory, the Regionally Significant Fish and Wildlife Habitat Area

map adopted by Metro, and by reference into this Code and the Comprehensive Plan. Where the applicability of a standard overlaps, the more stringent regulation shall apply.

Response: No wetlands, floodplain, or other sensitive habitat is identified on the site based on MetroMaps.

Chapter 16.146 - NOISE

16.146.010 - Generally
All otherwise permitted commercial, industrial, and institutional uses in the City shall comply with the noise standards contained in OAR 340-35-035. The City may require proof of compliance with OAR 340-35-035 in the form of copies of all applicable State permits or certification by a professional acoustical engineer that the proposed uses will not cause noise in excess of State standards.

16.146.020 - Noise Sensitive Uses
When proposed commercial and industrial uses do not adjoin land exclusively in commercial or industrial zones, or when said uses adjoin special care, institutional, or parks and recreational facilities, or other uses that are, in the City's determination, sensitive to noise impacts, then:

A. The applicant shall submit to the City a noise level study prepared by a professional acoustical engineer. Said study shall define noise levels at the boundaries of the site in all directions.

B. The applicant shall show that the use will not exceed the noise standards contained in OAR 340-35-035, based on accepted noise modeling procedures and worst case assumptions when all noise sources on the site are operating simultaneously

C. If the use exceeds applicable noise standards as per subsection B of this Section, then the applicant shall submit a noise mitigation program prepared by a professional acoustical engineer that shows how and when the use will come into compliance with said standards.

Response: The proposed development adjoins existing industrial zones. All equipment, machining, fabrication, and assembly will occur wholly inside the building and will have measures to mitigate noise impacts.

Chapter 16.148 - VIBRATIONS

16.148.010 - Generally

All otherwise permitted commercial, industrial, and institutional uses shall not cause discernible vibrations that exceed a peak of 0.002 gravity at the property line of the

originating use, except for vibrations that last five (5) minutes or less per day, based on a certification by a professional engineer.

Response: The proposed development will not cause discernible vibrations that exceed a peak of .002 gravity at the property line of the originating use. All equipment, machining, fabrication, and assembly will occur wholly inside the building and will have measures to mitigate vibration impacts.

Chapter 16.150 - AIR QUALITY

16.150.010 - Generally
All otherwise permitted commercial, industrial, and institutional uses shall comply with applicable State air quality rules and statutes:

A. All such uses shall comply with standards for dust emissions as per OAR 340-21-060.

B. Incinerators, if otherwise permitted by Section 16.140.020, shall comply with the standards set forth in OAR 340-25-850 through 340-25-905.

C. Uses for which a State Air Contaminant Discharge Permit is required as per OAR 340-20-140 through 340-20-160 shall comply with the standards of OAR 340-220 through 340-20-276.

Response: The proposed development is an expansion of the current Treske Precision Machining operation, which is accustomed to complying with the State's air quality rules and statutes.

Chapter 16.152 - ODORS

16.152.010 - Generally
All otherwise permitted commercial, industrial, and institutional uses shall incorporate the best practicable design and operating measures so that odors produced by the use are not discernible at any point beyond the boundaries of the development site.

16.152.020 - Standards
The applicant shall submit a narrative explanation of the source, type and frequency of the odorous emissions produced by the proposed commercial, industrial, or institutional use. In evaluating the potential for adverse impacts from odors, the City shall consider the density and characteristics of surrounding populations and uses, the duration of any odorous emissions, and other relevant factors.

Response: Treske Precision Machining aim to eliminate all potential impacts from odors due to fabrication and/or assembly. Treske will implement company standards and effective strategies to address odorous emissions produced by their operations.

Chapter 16.154 - HEAT AND GLARE

16.154.010 - Generally
Except for exterior lighting, all otherwise permitted commercial, industrial, and institutional uses shall conduct any operations producing excessive heat or glare entirely within enclosed buildings. Exterior lighting shall be directed away from adjoining properties, and the use shall not cause such glare or lights to shine off site in excess of one-half (0.5) foot candle when adjoining properties are zoned for residential uses.

Response: All industrial operations that produce excessive heat and glare are entirely enclosed within the building. The lighting design also directs all site lighting away from the adjoining properties.

Chapter 16.156 - ENERGY CONSERVATION

16.156.010 - Purpose
This Chapter and applicable portions of Chapter 5 of the Community Development Plan provide for natural heating and cooling opportunities in new development. The requirements of this Chapter shall not result in development exceeding allowable densities or lot coverage, or the destruction of existing trees.

16.156.020 - Standards

A. Building Orientation - The maximum number of buildings feasible shall receive sunlight sufficient for using solar energy systems for space, water or industrial process heating or cooling. Buildings and vegetation shall be sited with respect to each other and the topography of the site so that unobstructed sunlight reaches the south wall of the greatest possible number of buildings between the hours of 9:00 AM and 3:00 PM, Pacific Standard Time on December 21st.

B. Wind - The cooling effects of prevailing summer breezes and shading vegetation shall be accounted for in site design. The extent solar access to adjacent sites is not impaired vegetation shall be used to moderate prevailing winter wind on the site.

Response: The proposed building presents an orientation where solar energy systems could be very effective in producing heat and processing cooling. The majority of the roofscape is south facing.

16.156.030 - Variance to Permit Solar Access

Variances from zoning district standards relating to height, setback and yard requirements approved as per Chapter 16.84 may be granted by the Commission where necessary for the proper functioning of solar energy systems, or to otherwise preserve solar access on a site or to an adjacent site.

Response: The proposed building presents an orientation where solar energy systems could be very effective in producing heat and processing cooling. The majority of the roofscape is south facing.

WFG National Title Insurance Company
a Williston Financial Group company

Escrow No.	21-121928
Seller:	Winslow Building, LLC, an Oregon limited liability company
Buyer	Treske Precision Machining, Inc., an Oregon corporation
Property Address:	14180 SW Galbreath Drive, Sherwood, OR 97140
Escrow Officer:	Trevor Cheyne

ESCROW INSTRUCTIONS - SALE

To: WFG National Title Insurance Company ("Escrow Agent")

Seller deposits with Escrow Agent:

- Deed from Seller to Buyer
- 1099 Input Form
- Commercial Owner's Affidavit
- IRS Form 1099S
- Certification of Non-Foreign Status
- Qualified Substitute Statement
- Seller's Real Property Withholding Certification/Exemption
- Copy of Preliminary Title Report (Examined and Approved)
- Settlement Statement
- Other document(s) if set out under "Additional Provisions" of these instructions

Seller authorizes the delivery, release, and/or recording of documents when Escrow Agent has received for Seller's account funds shown on the estimated settlement statement (the "Settlement Statement"), approved concurrently with these Escrow Instructions-Sale (the "Instructions").

Buyer deposits with Escrow Agent:

- Collected Funds to close, as shown on the Settlement Statement
- Copy of Deed (read and approved)
- Copy of Preliminary Title Report (read and approved)
- Qualified Substitute Statement
- Fully executed loan documents, as required by new lender, if any
- Other document(s) if set out under "Additional Provisions" of these instructions

Buyer authorizes the delivery, release and/or recording of documents when Escrow Agent is prepared to issue a standard form Owner's Title Insurance Policy (ALTA 2006) in the amount of the sales price insuring the grantee on the approved deed, as the owner of the real property described in the Preliminary Title Report (the "Property"), free and clear of encumbrances, except building and use restrictions, easements, zoning and building laws and ordinances, if any, and subject to the printed exclusions, conditions and stipulations as contained in the form of title insurance policy being provided, and standard exceptions 1-5, and special exceptions numbered 6-12 as they appear on the Preliminary Title Report dated March 30, 2021.

If Buyer is obtaining a new loan, Buyer authorizes Escrow Agent to follow the lender's instructions, which may also require the recording and/or release of any documents required by or on behalf of lender, including, without limitation, (a) recording prior to the receipt of loan proceeds; and (b) credits, deductions and adjustments as set forth on the Settlement Statement.

SETTLEMENT STATEMENT: Certain items shown on the Settlement Statement are estimates. Final figures may be adjusted to accommodate exact amounts required at the time of disbursement.

ADDITIONAL PROVISIONS

(If blank, there are no additional provisions)

AUTHORIZATIONS

Prorations and Adjustments: Tax prorations shall be based on the actual number of days in the calendar year and on the amount of the latest available tax statement (which may include reductions based on any deferral or exemption). During periods in which the current year's tax figures are not available, Escrow Agent shall prorate taxes and assessments based on the immediately-preceding year's figures, any further adjustment in actual taxes shall be handled between the parties outside of this escrow and Escrow Agent shall have no liability for the collection or payment thereof. If the parties herein have provided Escrow Agent with a rent schedule on the Property, Escrow Agent shall prorate rents and charge Seller and credit Buyer with any deposits paid in advance to the rent schedule approved by the parties. Seller represents that Seller will collect all rents which fall due prior to the close of escrow. No adjustment shall be made against Buyer for uncollected rent.

Prorate: Escrow Agent shall prorate as of the following date: Date Deed is Recorded.

If closing occurs between July 1 and date the tax roll is certified by the County, Buyer and Seller acknowledge the following:

Closing tax prorations for the current year shall be based upon the prior year's taxes, which proration is accepted by the undersigned as a final proration for the purposes of closing. The undersigned will not hold Escrow Agent responsible for any re-proration caused by any increase or decrease in the tax amount due. The Buyer understands that a minimum 1/3 of the real property taxes for the current tax year will be due and payable by November 15. Buyer acknowledges that Buyer will need to contact the county Tax Collector's office to obtain the tax payment information if the tax statement is not received by November 1 in order to avoid any delinquent charges or penalties.

In no event shall Escrow Agent have any liability for the tax assessor's imposition of any additional assessments for omitted taxes unless such taxes have been added to the tax roll and legally constitute liens on the Property as of the date of closing. Otherwise, such omitted taxes shall be the sole joint and several responsibility of Seller and Buyer, as they may determine between themselves.

Insurance: The parties shall secure fire, flood and any other insurance outside of escrow to protect their interest(s) as they see fit or as required by new lender(s).

Counterpart: These Instructions may be signed in counterpart. Escrow Agent may consider, upon receipt, all duly-executed counterparts to be one single Instruction.

Fax/E-Mail: Escrow Agent is authorized to complete all necessary actions set forth herein upon receipt of an electronic copy (fax or e-mail) of these signed Instructions without receipt of original.

Electronic Transfer: Escrow Agent may, in its discretion, receive and/or disburse any funds in connection with this Agreement by electronic (wire) transfer. If Escrow Agent is required to utilize this method of transfer, the requesting party or the party on whose behalf such request was made shall pay any reasonable fees assessed by Escrow Agent for this service.

Deposits: Buyer and Seller understand and agree that all checks, money orders and drafts will be processed for collection in the normal course of business. Buyer and Seller further understand that all funds required to close must be payable to "WFG National Title Insurance Company" and must be collected funds, as required by state and federal law, prior to the Escrow Agent's disbursement of any amounts. Escrow Agent may deposit funds received together with escrow funds of others, and may, without limitation, deposit such funds in its custodial or escrow accounts with any reputable trust company, bank, savings bank, savings association or other financial services entity selected by Escrow Agent. It is understood that Escrow Agent, except by virtue of separate signed instructions as required by state law, shall be under no obligation to invest the funds deposited on behalf of any depositor, and it shall not be accountable for any earnings or incidental benefit attributable to the funds which may be received by Escrow Agent while it holds such funds. The undersigned are hereby informed that Escrow deposits all funds into a non-interest bearing account and receives or may receive certain credits and benefits including, without limitation, checks, deposit slips, data processing and account services from or through various financial entities as a result of the banking relationships maintained in the regular course of its escrow and title Insurance business. *The undersigned hereby waive any and all rights or claims with respect to such credits and benefits received by Escrow Agent or any of Escrow Agent's affiliates.* A good faith estimate of the benefits received by Escrow Agent is $28.14 per escrow transaction. This disclosure is made in compliance with Oregon law.

Qualified Substitute: "If Seller has appointed Escrow Agent to act as a Qualified Substitute under the Foreign Investment in Real Property Tax Act of 1980 ("FIRPTA") to receive and hold Seller's certification of non-foreign status ("CNFS"), the parties acknowledge and agree that Escrow Agent's acceptance of the limited role of Qualified Substitute does not make Escrow Agent Seller's agent or the Withholding Agent under FIRPTA, Escrow Agent has not accepted the role of Withholding Agent, and Escrow Agent is not making any certification or giving any assurances as to the accuracy or correctness of the information submitted by Seller to Escrow Agent.

In addition, the parties acknowledge and agree that any form of CNFS provided by Escrow Agent to the parties (i) is in the form set forth in the applicable IRS regulations, and (ii) has been reviewed by and approved by the parties. Escrow Agent shall have no liability whatsoever for providing such form CNFS, and the parties should seek independent legal and/or tax advice if they have any questions or concerns in connection therewith."

Oregon Tax Withholding: When applicable, Seller authorizes and instructs Escrow Agent to withhold and submit the necessary forms and sums, if any, to the Oregon Department of Revenue pursuant to Oregon law.

Copies: The undersigned authorize distribution of these Instructions and/or Settlement Statement to any real estate broker/agent and/or lender identified in this transaction.

Closing: Closing is defined, for purposes of this Agreement, as the time of the recording of all documents required by the Buyer and/or Buyer's lender. Escrow Agent shall be entitled to payment of all fees charged for services provided at the time of closing. Any funds held for satisfaction/release of liens and encumbrances or to meet other conditions of this transaction may be transferred from this escrow to an appropriate department of Escrow Agent for subsequent processing.

Arbitration: Except as noted below, if any dispute or claim arises out of or relates to these Instructions or to their interpretation or breach, Escrow Agent may, at its election (a) hold all matters in their existing status pending resolution of such dispute, *or* (b) have such dispute or claim resolved by arbitration in accordance with the rules of the Arbitration Service of Portland, Inc., or the American Arbitration Association, whichever is selected by the party that first initiates arbitration, and any judgment rendered pursuant to such arbitration may be entered in any court having jurisdiction thereof.

Interpleader: Escrow Agent, in its discretion, shall have the option at any time of Interpleading funds in any Circuit Court of Oregon, including the Small Claims Division of same, as may be appropriate, in the event of a dispute regarding the disposition of any funds held by Escrow Agent.

Attorneys' Fees: In the event suit or action is brought, or an arbitration proceeding is initiated to enforce or interpret any of the provisions of these Instructions, the prevailing party shall be entitled to an award of reasonable attorney's fees and costs, including those incurred in connection with any trial, appeal or review therefrom. The determination of who is the prevailing party and the amount of reasonable attorney fees shall be decided by the arbitrator(s) or by the court as applicable.

Limited Power of Attorney: The undersigned grant Escrow Agent a limited power of attorney to correct and initial all typographical or clerical errors discovered in any or all of the closing documentation required to be executed by any of the parties. In the event Escrow Agent exercises this limited power of attorney, a copy of the document(s) corrected and/or initialed will be sent to the affected parties.

COMPLIANCE WITH VARIOUS LAWS OR STATUTES: Escrow Agent shall have no liability or responsibility with respect to any matters connected with the following (unless expressly authorized in these Instructions or by separate written instructions signed by Escrow Agent).

1. Compliance with the requirements of the Consumer Credit Protection Act or Interstate Land Sales Act, or similar laws;
2. Compliance with the requirements of any applicable law or regulation relating to water rights, well information, well testing or any similar laws;
3. Compliance with any applicable law, rule or regulation relating to cautionary notice or other Information regarding potential construction liens;
4. Compliance with the obligation to disclose the existence of lead based paint as required by local, state and/or federal law;
5. Except as otherwise expressly set forth herein, compliance with the collection, withholding, reporting or payment of any amounts due under Section 1445 and 6039C of the Internal Revenue Code, as amended, and related regulations, and any other similar statute or regulation, including, without limitation, Foreign Investment In Real Property Tax Act, commonly referred to as FIRPTA. Notwithstanding the fact that Escrow Agent assumes no liability or responsibility to the parties for compliance with FIRPTA, Escrow Agent reserves the right to take any action required by such law without further instructions of the parties; and
6. Compliance with the Integrated Mortgage Disclosures under the Real Estate Settlement Procedures Act (Regulation X) and the Truth in Lending Act (Regulation Z) (78 FR 79730, December 31, 2013) (the "TRID Rule").

Compliance with Real Estate Sale Agreement: All terms and provisions of the real estate sale agreement between Seller and Buyer, and any amendments or addendums thereto, have been complied with to the satisfaction of the undersigned or will be completed outside of this escrow. Escrow Agent is not responsible for any matters except as explicitly set forth in these Instructions.

TRID Rule: To the extent that the TRID Rule applies to this transaction, the undersigned acknowledge and agree that, in instances in which Escrow is issuing both an owner's title insurance policy and a lender's title insurance policy in connection with a transaction, the title insurance premium for both the owner's and lender's policies will be calculated in accordance with Oregon law, but will reported differently on the Closing Disclosure (as defined under the TRID Rule). In such simultaneous issue instances, the owner's policy premium on the Closing Disclosure will be less than that payable under Oregon law, and the lender's policy premium on the Closing Disclosure will be higher than that payable under Oregon law. This discrepancy will be addressed on the Closing Disclosure by providing necessary credits and debits to reflect the policy premiums actually payable under Oregon law.

Utilities: The undersigned acknowledge that water, sewer, waste collection, electricity, cable, alarm services and other utility charges and inventory for fuel, including any final billings will be adjusted outside this escrow by Buyer and Seller, and Escrow Agent shall have no obligation or responsibility for such adjustment.

Cooperation with Escrow Agent: The undersigned acknowledge that they have and shall continue to have an obligation to cooperate with Escrow Agent in good faith to enable Escrow Agent to fulfill its responsibilities under this Agreement. Such obligation shall survive the closing of this transaction and shall include, without limitation, the obligation to (a) disclose to Escrow Agent any liens, encumbrances or any other rights, claims or matters known to the parties that affect or relate to the Property and this transaction; (b) return to Escrow Agent for proper disposition any funds, documents or other property that are, for any reason, improperly or mistakenly released to any persons; (c) promptly pay any charges, advances or expenses that are properly chargeable to the parties; and (d) proceed pursuant to the provisions of Oregon law to promptly take those steps necessary to secure an appropriate deed of reconveyance of any trust deed which has been paid and fully satisfied.

Practice of Law/Advice: The undersigned acknowledge that Escrow Agent is not licensed to practice law and that Escrow Agent's duties and obligations under these Instructions are limited to those of a neutral escrow holder. The undersigned have not been referred by Escrow Agent to any named attorney(s) or discouraged by Escrow Agent from seeking the advice of an attorney, but have been advised by Escrow Agent to seek legal counsel of their own choosing, at their own expense, if they have any doubts or questions concerning any aspect of this transaction.

Other Obligations: The Buyer and Seller acknowledge that, to the extent other obligations exist between them as a result of this transaction that are not specifically set forth in these Instructions, they are solely responsible therefor, and Escrow Agent is not obligated for any matters except as specifically set forth in these Instructions.

Review: The undersigned acknowledge and agree that they have been afforded adequate time and opportunity to read and understand these Instructions and all other documents referenced herein.

SPECIAL INSTRUCTIONS

PLEASE READ THE PRELIMINARY TITLE REPORT AND YOUR SETTLEMENT STATEMENT CAREFULLY BEFORE SIGNING THESE INSTRUCTIONS. BE SURE THAT ALL FACTS KNOWN TO YOU ARE ACCOUNTED FOR IN THESE INSTRUCTIONS AND THE SETTLEMENT STATEMENT. ESCROW AGENT IS A NEUTRAL THIRD PARTY AND CANNOT ADVISE YOU OR PROTECT YOUR LEGAL RIGHTS. YOU SHOULD CONSULT LEGAL COUNSEL OF YOUR OWN CHOOSING FOR SUCH ADVICE AND PROTECTION.

The undersigned have read the Preliminary Title Report and Settlement Statement for this transaction, as well as these Instructions and any amendments hereto. The undersigned represent and warrant to Escrow Agent that there are no existing liens, assessments, taxes, deferred taxes, unpaid water or sewer bills, or any other obligations or matters of any kind that are the responsibility of the undersigned and are not shown in the above-referenced documents. The undersigned understand and agree that Escrow Agent is relying on such representation and warranty, and that any obligation known to them and not disclosed to Escrow Agent in writing remains the responsibility of the undersigned subsequent to the closing of this escrow. The undersigned further understand and agree that any payoffs made on their behalf in this escrow are made by Escrow Agent with complete reliance on figures supplied by the Seller, Buyer, lender,

creditor or taxing agency, and/or other third parties. Such figures may not be accurate. In the event that additional funds are required to complete payoffs, the undersigned agree that they will immediately, upon request by Escrow, provide the additional funds needed to complete any payoffs.

Notwithstanding any reference in any applicable real estate sale agreement or other document regarding transfer of water rights, Buyer and Seller acknowledge and agree that Escrow Agent shall have no responsibility whatsoever for any such transfer and that the parties are solely responsible for such transfer outside this escrow.

YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. THESE CONSEQUENCES AFFECT YOUR RIGHTS AND OBLIGATIONS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT YET SEEN, PLEASE CONTACT ESCROW AGENT.

It is understood by the parties that these Instructions are the complete instructions between Escrow Agent and the parties as principals to this transaction. These Instructions may not include all the terms of the agreement that is the subject of this escrow.

Read these Instructions carefully, and do not sign them unless they are acceptable to you.

Seller: **Date:** 6-11-21

Winslow Building LLC, an Oregon limited liability company

By: _____
Name: Ron D. Winslow
Its: Member

By: _____
Name: Theresa E. Winslow
Its: Member

Address:

_____ Daytime phone _____

_____

Buyer: **Date:** _____

Treske Precision Machining, Inc., an Oregon corporation

By: _____
Name: Theo G. Treske
Its: President

Address:

_____ Daytime phone _____

_____

Accepted this 11th day of June, April, 2021
WFG National Title Insurance Company

By: _____
Trevor Cheyne, Escrow Officer

American Land Title Association

ESTIMATED ALTA Settlement Statement - Seller
Adopted 05-01-2015

File No./Escrow No.: 21-121928
Print Date & Time: 6/9/2021 11:19:28 AM
Officer/Escrow Officer: Trevor Cheyne

WFG National Title Insurance Company
25 NW 23rd Place Suite 1
Portland, OR 97210

Property Address:	14180 SW GALBREATH DRIVE SHERWOOD, OR 97140 (WASHINGTON) (2S128BC-00700, R2051441)
Buyer:	TRESKE PRECISION MACHINING, INC., AN OREGON CORPORATION 14140 SW Galbreath Drive Sherwood, OR 97140
Seller:	WINSLOW BUILDING, LLC, AN OREGON LIMITED LIABILITY COMPANY 34160 Brooten Road PO Box 188 Pacific City, OR 97135
Lender:	Zions Bancorporation, N.A. DBA The Commerce Bank of Oregon 1211 SW 5th Avenue Suite 1250, Portland, OR 97204
Settlement Date:	6/14/2021
Disbursement Date:	6/14/2021

Description	Seller	
	Debit	Credit
Deposits, Credits, Debits		
Contract sales price		$1,210,000.00
Prorations		
County taxes 6/14/2021 to 7/1/2021 @ $3,029.39/Year		$141.09
Commissions		
Real Estate Commission to Macadam Forbes, Inc	$48,400.00	
Title Charges		
Owner's coverage $1,210,000.00 Premium to WFG National Title Insurance Company	$2,415.00	
OTIRO 208.2 Lender Endorsement(s) to WFG National Title Insurance Company		
OTIRO 209.10 (restric) Endorsement(s) to WFG National Title Insurance Company		
OTIRO 239 - Non 1-4 Family Res. Lender Endorsement(s) to WFG National Title Insurance Company		
Settlement or closing fee to WFG National Title Insurance Company	$1,500.00	
Government Service Fee to WFG National Title Insurance Company	$25.00	
Courier Fee to WFG National Title Insurance Company	$25.00	
Government Recording and Transfer Charges		
Transfer Tax to WFG National Title Insurance Company	$605.00	
	Debit	**Credit**
Subtotals	$52,970.00	$1,210,141.09
Due To Seller	$1,157,171.09	
Totals	$1,210,141.09	$1,210,141.09

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize WFG National Title Insurance Company to cause the funds to be disbursed in accordance with this statement.

SELLER(S)

Winslow Building LLC, an Oregon limited liability company

By: _____
Name: Ron D. Winslow
Its: Member

By: _____
Name: Theresa E. Winslow
Its: Member

SETTLEMENT COORDINATOR

_____
Trevor Cheyne

File No.: 21-121928

Grantor
Winslow Building, LLC, an Oregon limited liability company 34160 Brooten Road, PO Box 188 Pacific City, OR 97135
Grantee
Treske Precision Machining, Inc., an Oregon corporation 14140 SW Galbreath Drive Sherwood, OR 97140
After recording return to
Treske Precision Machining, Inc., an Oregon corporation 14140 SW Galbreath Drive Sherwood, OR 97140
Until requested, all tax statements shall be sent to
Treske Precision Machining, Inc., an Oregon corporation 14140 SW Galbreath Drive Sherwood, OR 97140 Tax Acct No(s): 2S128BC-00700, R2051441

I hereby certify that I have compared this copy with the original thereof and that it is a true and correct copy of that which it purports to be.
WFG Title
By:

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Winslow Building, LLC, an Oregon limited liability company, Grantor(s) convey and warrant to Treske Precision Machining, Inc., an Oregon corporation, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances set forth on the attached Exhibit B.

The true consideration for this conveyance is **$1,210,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed this 11 day of June, 2021

Winslow Building LLC, an Oregon limited liability company

By: _____
Name: Ron D. Winslow
Its: Member

By: _____
Name: Theresa E. Winslow
Its: Member

STATE OF OREGON
COUNTY OF MULTNOMAH

This instrument was acknowledged before me this 11 day of June, 2021 by Ron D. Winslow and Theresa E. Winslow as Managers of Winslow Building, LLC, an Oregon limited liability company, on behalf of the limited liability company.

_____
Notary Public for Oregon
My Commission Expires: 9-13-21

OFFICIAL STAMP
PAMELA J. COONS
NOTARY PUBLIC-OREGON
COMMISSION NO. 966547
MY COMMISSION EXPIRES SEPTEMBER 13, 2021

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 13, INDUSTRIAL PARK OF SHERWOOD, in the City of Sherwood, County of Washington and State of Oregon.

EXCEPTING THEREFROM the following described tract:

Beginning at a 5/8 inch iron rod with yellow plastic cap inscribed "DCS LS 1856" at the most Westerly corner of Lot 13, of said plat, said point being on the Southeasterly right-of-way line of a 50 foot road known as S.W. Galbreath Drive; thence along said right-of-way line, North 48°59'58" East, 67.00 feet to a 5/8 inch iron rod with yellow plastic cap inscribed "G&L Land Surveying Inc."; thence leaving said right-of-way line, South 41°02'31" East, parallel with and 67.00 feet from, when measured at right angles to the Southwesterly line of Lot 13, 433.24 feet to a 5/8 inch iron yellow plastic cap inscribed "G&L Land Surveying Inc." on the Northwesterly right-of-way line of the Southern Pacific Railroad, said right-of-way being 60 feet in width; thence along said Northwesterly right-of-way South 48°57'29" West, 67.00 feet to a 5/8 inch iron rod with yellow plastic cap inscribed "DCS LS 1856" at the most Southwesterly corner of Lot 13; thence leaving said right-of-way along the Westerly line of said Lot 13, North 41°02'31" West, 433.29 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM that portion described in Right-of-Way Dedication recorded July 21, 2009, Recording No. 2009-066843.

EXHIBIT "B"
Exceptions

1. Mineral Reservation, including terms and provisions thereof:
   Reserved by : Joseph A. Galbreath and Madeleine I. Galbreath, husband and wife
   Recorded : November 8, 1994
   Recording No(s) : 94102115

2. Easement as shown on the Industrial Park of Sherwood:
   For : Public utility
   Affects : 8 foot wide strip along the frontage of all lots, abutting public streets

3. Easement as shown on the plat of Industrial Park of Sherwood:
   For : Public Storm Drainage
   Affects : a strip variable in width along the Southeasterly lot line
   See plat for actual location

4. Covenants, Conditions and Restrictions, including the terms and provisions thereof, but omitting any restrictions based on race, color, religion or national origin appearing of record:
   Recorded : June 30, 1995
   Recording No(s) : 95045405

5. Said Covenants, Conditions and Restricdtions set forth above contain, among other things, levies and assessments of Sherwood Industrial Park Owners' Association.

6. Easement, including the terms and provisions thereof:
   For : Public Utility
   Granted to : the City of Sherwood, an Oregon municipal corporation
   Recorded : July 21, 2009
   Recording No(s) : 2009-066844
   Affects : a 8 foot wide strip along the North lot line,
   see document for actual location

7. NonRemonstance Agreement, including the terms and provisions thereof:
   Regarding : future street and utility improvements
   Recorded : August 24, 2009
   Recording No(s). : 2009-077470

LEGEND

PROPERTY LINE

CONCRETE SIDEWALK SURFACING

ASPHALT SURFACING

GRADING LABEL LEGEND

SPOT ELEVATION

XX.XX XX — DESCRIPTION LISTED BELOW.

BS	BOTTOM OF STAIRS
BW	FINISHED GRADE AT BOTTOM OF WALL
DS	DOOR SILL
EX	EXISTING GRADE
FF	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
G	GROUND
SW	SIDEWALK
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TS	TOP OF STAIRS
TW	FINISHED GRADE AT TOP OF WALL

LEGEND

EXISTING CONTOUR MINOR — 102

EXISTING CONTOUR MAJOR — 100

PROPOSED CONTOUR MINOR — 102

PROPOSED CONTOUR MAJOR — 100

GRADE BREAK — GB — GB

SANITARY SEWER LINE — SS — SS

WATER LINE — W — W — W

FIRE LINE — FP — FP — FP — FP

FDC LINE — FDC — FDC — FDC

STORM LINE

LABEL LEGEND

PIPE LABELS

UTILITY LENGTH

UTILITY SIZE

XXLF – XX" XX — UTILITY TYPE

S=X.XX% — SLOPE (WHERE APPLICABLE)

STRUCTURE LABELS

UTILITY TYPE (FP=FIRE PROTECTION, S=SANITARY, SD=STORM DRAINAGE, W=WATER)

STRUCTURE TYPE (SEE BELOW)

XX XX–XX — ID NUMBER (WHERE APPLICABLE)

RIM=XX.XX
IE IN=XX.X
IE OUT=XX.X — STRUCTURE INFO (WHERE APPLICABLE)

STRUCTURE TYPES

TYPE	DESCRIPTION
BF	BACKFLOW ASSEMBLY
CB	CATCH BASIN
FCMH	FLOW CONTROL MANHOLE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FV	FIRE VAULT
RD	ROOF DRAIN CONNECTION
SFMH	STORMFILTER MANHOLE
WQMH	WATER QUALITY MANHOLE

NOTICE TO EXCAVATORS: ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952–001–0010 THROUGH OAR 952–001–0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)–232–1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

DIG SAFELY

CALL THE OREGON ONE–CALL CENTER
1–800–332–2344

EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS	
M–F 7am–5pm	503–226–4211 EXT.4313
AFTER HOURS	503–226–4211
PGE	503–464–7777
QWEST	1–800–573–1311
VERIZON	1–800–483–1000

811

Know what's below.
Call before you dig.

GENERAL NOTES

1. CONSTRUCTION LAYOUT (ALL ACTUAL LINES AND GRADES) SHALL BE STAKED BY A PROFESSIONAL SURVEYOR, REGISTERED IN THE STATE OF OREGON, BASED ON COORDINATES, DIMENSIONS, BEARINGS, AND ELEVATIONS, AS SHOWN, ON THE PLANS.
2. PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE HORIZONTAL POSITION PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
3. PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE VERTICAL POSITION BASED ON THE BENCHMARK STATED HEREON, PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
4. WHEN DIMENSIONS AND COORDINATE LOCATIONS ARE REPRESENTED – DIMENSIONS SHALL HOLD OVER COORDINATE LOCATION. NOTIFY THE CIVIL ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY.
5. BUILDING SETBACK DIMENSIONS FROM PROPERTY LINES SHALL HOLD OVER ALL OTHER CALLOUTS. PROPERTY LINES AND ASSOCIATED BUILDING SETBACKS SHALL BE VERIFIED PRIOR TO CONSTRUCTION LAYOUT.
6. CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING MONUMENTATION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY MONUMENTS DAMAGED OR REMOVED DURING CONSTRUCTION. NEW MONUMENTS SHALL BE REESTABLISHED BY A LICENSED SURVEYOR.
7. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, THE PROJECT SPECIFICATIONS AND THE APPLICABLE REQUIREMENTS OF THE 2018 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE 2017 OREGON PLUMBING SPECIALTY CODE AND LOCAL JURISDICTION REQUIREMENTS.
8. THE COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS. ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES FOR THE EXECUTION AND COMPLETION OF WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
9. ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952–001–0010 THROUGH OAR 952–001–0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232–1987). EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS–DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING AN EXCAVATION, SO UTILITIES MAY BE ACCURATELY LOCATED.
10. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS, PIPE SIZE, AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF AAI ENGINEERING, 72 HOURS PRIOR TO START OF CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
11. THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
12. TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. THE ESC FACILITIES SHOWN IN THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
13. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS, KEEPING THEM CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, AND PROVIDING DUST CONTROL AS REQUIRED.
14. TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO LOCAL JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.
16. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
17. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24–HOUR NOTICE IS REQUIRED.
18. EXISTING SURVEY MONUMENTS ARE TO BE PROTECTED DURING CONSTRUCTION OR REPLACED IN ACCORDANCE WITH OREGON REVISED STATUTES 209.140 – 209.155.

CONSTRUCTION NOTES

DEMOLITION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE SITE AREA IDENTIFIED IN THE PLANS.
2. EXCEPT FOR MATERIALS INDICATED TO BE STOCKPILED OR TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY, REMOVED FROM THE SITE, AND DISPOSED OF PROPERLY.
3. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND DELIVERED STORED AT THE PROJECT SITE AS DIRECTED BY THE OWNER.
4. ALL LANDSCAPING, PAVEMENT, CURBS AND SIDEWALKS, BEYOND THE IDENTIFIED SITE AREA, DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED TO THEIR ORIGINAL CONDITION OR BETTER.
5. CONCRETE SIDEWALKS SHOWN FOR DEMOLITION SHALL BE REMOVED TO THE NEAREST EXISTING CONSTRUCTION JOINT.
6. SAWCUT STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING AND NEW PAVEMENT.

UTILITIES

1. ADJUST ALL INCIDENTAL STRUCTURES, MANHOLES, VALVE BOXES, CATCH BASINS, FRAMES AND COVERS, ETC. TO FINISHED GRADE.
2. CONTRACTOR SHALL ADJUST ALL EXISTING AND/OR NEW FLEXIBLE UTILITIES (WATER, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
3. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES FOR THE INSTALLATION OF OR ADJUSTMENT TO GAS, ELECTRICAL, POWER AND TELEPHONE SERVICE.
4. BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR SHALL SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH AND SUBMIT TO ENGINEER AND OWNER.

STORM AND SANITARY

1. CONNECTIONS TO EXISTING STORM AND SANITARY SEWERS SHALL CONFORM TO THE 2021 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 00490, "WORK ON EXISTING SEWERS AND STRUCTURES".
2. BEGIN LAYING STORM DRAIN AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM, TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. THE CONTRACTOR SHALL ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE USING A LASER.
3. ALL ROOF DRAIN AND CATCH BASIN LEADERS SHALL HAVE A MINIMUM SLOPE OF 1 PERCENT UNLESS NOTED OTHERWISE IN THE PLANS.
4. ALL STORM AND SANITARY FITTINGS TO BE ECCENTRIC FITTINGS UNLESS OTHERWISE NOTED.

WATER

1. ALL WATER AND FIRE PROTECTION PIPE SHALL HAVE A MINIMUM 36–INCH COVER TO THE FINISH GRADE.
2. ALL WATER AND FIRE PRESSURE FITTINGS SHALL BE PROPERLY RESTRAINED WITH THRUST BLOCKS PER DETAIL.
3. ALL WATER MAIN / SANITARY SEWER CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT REGULATIONS, CHAPTER 333.

EARTHWORKS

1. CONTRACTOR SHALL PREVENT SEDIMENTS AND SEDIMENT LADEN WATER FROM ENTERING THE STORM DRAINAGE SYSTEM.
2. TRENCH BEDDING AND BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL, THE PROJECT SPECIFICATIONS AND AS REQUIRED IN THE SOILS REPORT. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER WILL NOT BE PERMITTED.
3. SUBGRADE AND TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D–698. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.

PAVING

1. SEE ARCHITECTURAL PLANS FOR SIDEWALK FINISHING AND SCORING PATTERNS.

MATERIAL NOTES

1. GENERAL: MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM ENGINEER PRIOR TO INSTALLATION.
2. STORM AND SANITARY SEWER PIPING SHALL BE PVC PIPE AS INDICATED IN THE PLANS. PIPES WITH LESS THAN 2' OF COVER SHALL BE C900/C905 PVC, HDPE OR DUCTILE IRON PIPE.
3. PRIVATE WATER MAINS 4–INCH DIAMETER AND LARGER SHALL BE DUCTILE IRON PIPE SCH 52 OR C900; AS INDICATED IN THE PLANS.
4. PRIVATE WATER LINES 3–INCH DIAMETER AND SMALLER SHALL BE TYPE K COPPER OR PVC; AS INDICATED IN THE PLANS.
5. CONCRETE FOR CURBS, SIDEWALK AND DRIVEWAYS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS.

SEPARATION STATEMENT

ALL WATER MAIN CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT, CHAPTER 333. WATER MAINS SHALL CROSS OVER SANITARY SEWERS WITH A 18" MINIMUM CLEARANCE BETWEEN OUTSIDE DIAMETERS OF PIPE WITH ALL PIPE JOINTS EQUIDISTANT FROM CROSSING. HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWERS IN PARALLEL INSTALLATIONS SHALL BE 10'. MAINTAIN 12" MINIMUM VERTICAL DISTANCE FOR ALL OTHER UTILITY CROSSINGS AND 12" HORIZONTAL PARALLEL DISTANCE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM 10' HORIZONTAL SEPARATION, THE WATER MAIN SHALL BE LAID ON A SEPARATE SHELF IN THE TRENCH 18" INCHES ABOVE THE SEWER.

BENCHMARK

WASHINGTON COUNTY BENCHMARK NO. 103. A BRASS DISK SET IN CONCRETE FILLED WITH METAL AT THE S.W. CORNER OF INTERSECTION OF S.W. TUALATIN–SHERWOOD ROAD AND RAILROAD CROSSING (1.1 MILES EAST OF SIX CORNERS) 4 FEET EAST OF THE N.E. CORNER OF A CYCLONE FENCE. ELEVATION 171.38' (WASHINGTON COUNTY DATUM.)

SITE PLAN REVIEW REV 1 - APRIL 2022

MILDREN DESIGN GROUP

ARCHITECTURE | INTERIORS

4875 SW Griffith Drive Suite 300
Beaverton OR, 97005
(503) 244-0552

AAI alphan associates, inc.
ENGINEERING
4875 SW Griffith Drive | Suite 100 | Beaverton, OR | 97005
503.620.3030 tel. | 503.620.5539 fax | www.aaieng.com
Project No. A22026.10

REGISTERED PROFESSIONAL ENGINEER
54412PE
OREGON
JULY 14, 2006
CRAIG N. HARRIS
EXPIRES: 6/30/2023

Client/ Owner:

TRESKE PRECISION MACHINING

14140 SW GALBREATH DRIVE, SHERWOOD, OR 97140

Project:

TRESKE PRECISION MACHINING

14180 SW GALBREATH DRIVE
SHERWOOD, OREGON
97140

Sheet Title:

GENERAL NOTES

Revisions:

#	Description	Date

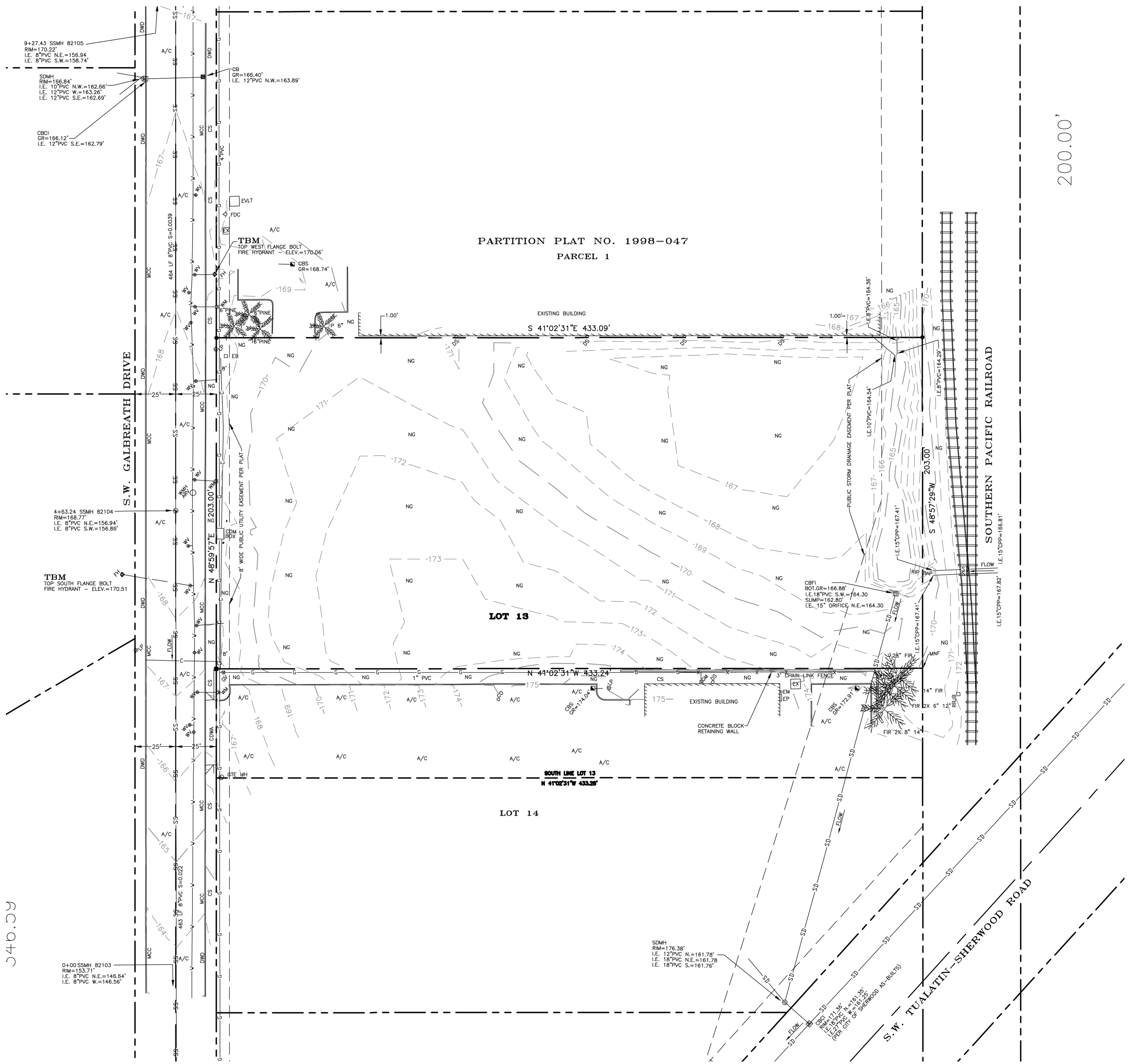
Date: 4/29/2022

Drawn by: TRH | Checked by: CNH

Job Number: 000000

Sheet

C0.1



TOPOGRAPHIC SURVEY
IN A PORTION OF LOT 13, INDUSTRIAL PARK OF SHERWOOD LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON.

DATE JUNE 12, 2007

LEGEND

○ = FOUND SURVEY MONUMENT PER PLAT OF INDUSTRIAL PARK OF SHERWOOD
■ = FOUND SURVEY MONUMENT PER SURVEY NO. 28,066.
A/C = ASPHALTIC CONCRETE PAVEMENT
ARV = AIR RELIEF VALVE
BOT.GR = BOTTOM GRATE
BW = BOTTOM OF WALL
CB = CATCH BASIN
CBCI = CATCH BASIN CURB INLET
CBFI = CATCH BASIN FIELD INLET
CBS = CATCH BASIN (SIPHON TYPE)
CC = CONCRETE CURB
CDWA = CONCRETE DRIVEWAY APRON
CO = CLEANOUT
COM BOX = COMMUNICATIONS BOX
CPP = CORRUGATED PVC PIPE
CS = CONCRETE SIDEWALK
DS = DOWNSPOUT
DWD = DRIVEWAY DROP
EB = ELECTRICAL BOX
ELEV. = ELEVATION
EM = ELECTRIC METER
EP = ELECTRIC PANEL
EVLT = ELECTRICAL VAULT
EX = ELECTRICAL TRANSFORMER
FDC = FIRE DEPARTMENT CONNECTION
FH = FIRE HYDRANT
GL = GUTTER LINE
GM = NATURAL GAS METER
GR = GRATE
GTEMH = TELEPHONE MANHOLE
GV = NATURAL GAS VALVE
I.E. = INVERT ELEVATION
LF = LINEAL FEET
LP = LAMP POLE
MCC = MOUNTABLE CONCRETE CURB
MNF = MONUMENT NOT FOUND
NG = NATURAL GROUND
P = PLANTER
PVC = POLYVINYL CHLORIDE (PIPE)
RRJB = RAILROAD JUNCTION BOX
SSMH = SANITARY SEWER MANHOLE
⊗ = SPOT ELEVATION
SDMH = STORM DRAINAGE SEWER MANHOLE
TBC = TOP BACK OF CURB
TBM = TEMPORARY BENCH MARK
TFC = TOP FACE OF CURB
TR = TOP OF RAIL
TW = TOP OF WALL
WMH = WATER MANHOLE
WM = WATER METER
WV = WATER VALVE
——C—— = COMMUNICATIONS LINE
——E—— = ELECTRIC LINE
——X—— = FENCE LINE
——G—— = NATURAL GAS LINE
——SS—— = SANITARY SEWER LINE
——SD—— = STORM DRAINAGE SEWER LINE
——W—— = WATER LINE

BENCHMARK

WASHINGTON COUNTY BENCHMARK NO. 103. A BRASS DISK SET IN CONCRETE FILLED WITH METAL AT THE S.W. CORNER OF INTERSECTION OF S.W. TUALATIN–SHERWOOD ROAD AND RAILROAD CROSSING (1.1 MILES EAST OF SIX CORNERS) 4 FEET EAST OF THE N.E. CORNER OF A CYCLONE FENCE. ELEVATION 171.38' (WASHINGTON COUNTY DATUM.)

NOTES

1. THIS IS NOT A COMPLETE BOUNDARY SURVEY AND IS NOT RECORDABLE. THE BOUNDARY SHOWN HEREON IS BASED ON THE PLAT OF INDUSTRIAL PARK OF SHERWOOD, PARTTION PLAT NO. 1998–047 AND SURVEY NO. 28,066, WASHINGTON COUNTY SURVEY RECORDS.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS PER SURVEY NO. 28,066.
3. THE LOCATION OF UTILITIES SHOWN HEREON ARE PER ABOVE GROUND EVIDENCE, "AS BUILT" INFORMATION PROVIDED BY THE CITY OF SHERWOOD AND UTILITY MARKINGS BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE AS TO THE EXISTENCE/NON–EXISTENCE OF UNDERGROUND UTILITY LINES ON THIS PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OREGON UTILITY NOTIFICATION CENTER (1–800–332–2344) PRIOR TO ANY EXCAVATON ACTIVITIES.
4. ALL UTILITIES ARE BURRIED UNLESS OTHERWISE NOTED.
5. A TITLE REPORT WAS NOT AVAILABLE AT THE TIME THIS SURVEY WAS COMPLETED. LEGAL DESCRIPTIONS INCLUDED IN DEEDS PROVIDED BY FIRST AMERICAN TITLE COMPANY DO NOT REFLECT THE PROPERTY LINE ADJUSTMENT BETWEEN LOTS 13 AND 14, "INDUSTRIAL PARK OF SHERWOOD".

Surveyor:
Weddle Surveying, Inc.
1750 SW Skyline Blvd.
Suite 105
Portland, OR 97221–2544
Ph. (503) 292–8083
Fax: (503) 292–0938

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 feet

SITE PLAN REVIEW REV 1 - APRIL 2022

MILDREN DESIGN GROUP
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Client/ Owner:

TRESKE PRECISION MACHINING

14140 SW GALBREATH DRIVE, SHERWOOD, OR 97140

Project:

TRESKE PRECISION MACHINING

14180 SW GALBREATH DRIVE
SHERWOOD, OREGON 97140

Sheet Title:

EXISTING CONDITIONS

Revisions:

#	Description	Date

Date: 4/29/2022

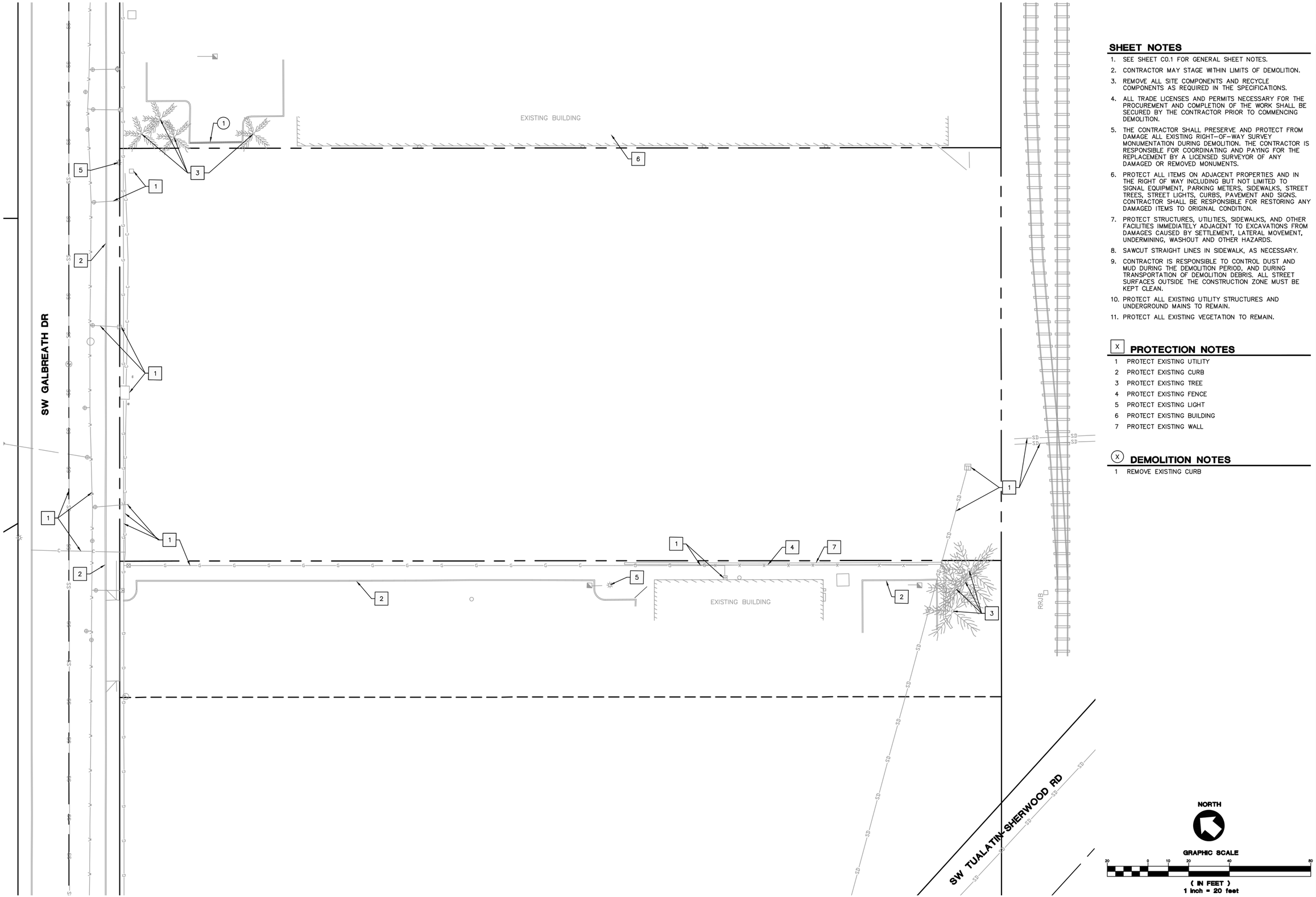
Drawn by: TRH

Checked by: CNH

Job Number: 000000

Sheet

C0.2



SHEET NOTES

1. SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
2. CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
3. REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
4. ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
5. THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
6. PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIGNAL EQUIPMENT, PARKING METERS, SIDEWALKS, STREET TREES, STREET LIGHTS, CURBS, PAVEMENT AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITION.
7. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
8. SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
9. CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.
10. PROTECT ALL EXISTING UTILITY STRUCTURES AND UNDERGROUND MAINS TO REMAIN.
11. PROTECT ALL EXISTING VEGETATION TO REMAIN.

[X] PROTECTION NOTES

1 PROTECT EXISTING UTILITY
2 PROTECT EXISTING CURB
3 PROTECT EXISTING TREE
4 PROTECT EXISTING FENCE
5 PROTECT EXISTING LIGHT
6 PROTECT EXISTING BUILDING
7 PROTECT EXISTING WALL

(X) DEMOLITION NOTES

1 REMOVE EXISTING CURB

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 feet

SITE PLAN REVIEW REV 1 - APRIL 2022

MILDREN DESIGN GROUP

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REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 15, 2005
CRAIG N. HARRIS
EXPIRES: 6/30/2023

Client/ Owner:

TRESKE PRECISION MACHINING

14140 SW GALBREATH DRIVE, SHERWOOD, OR 97140

Project:

TRESKE PRECISION MACHINING

14180 SW GALBREATH DRIVE
SHERWOOD, OREGON
97140

Sheet Title:

DEMO PLAN

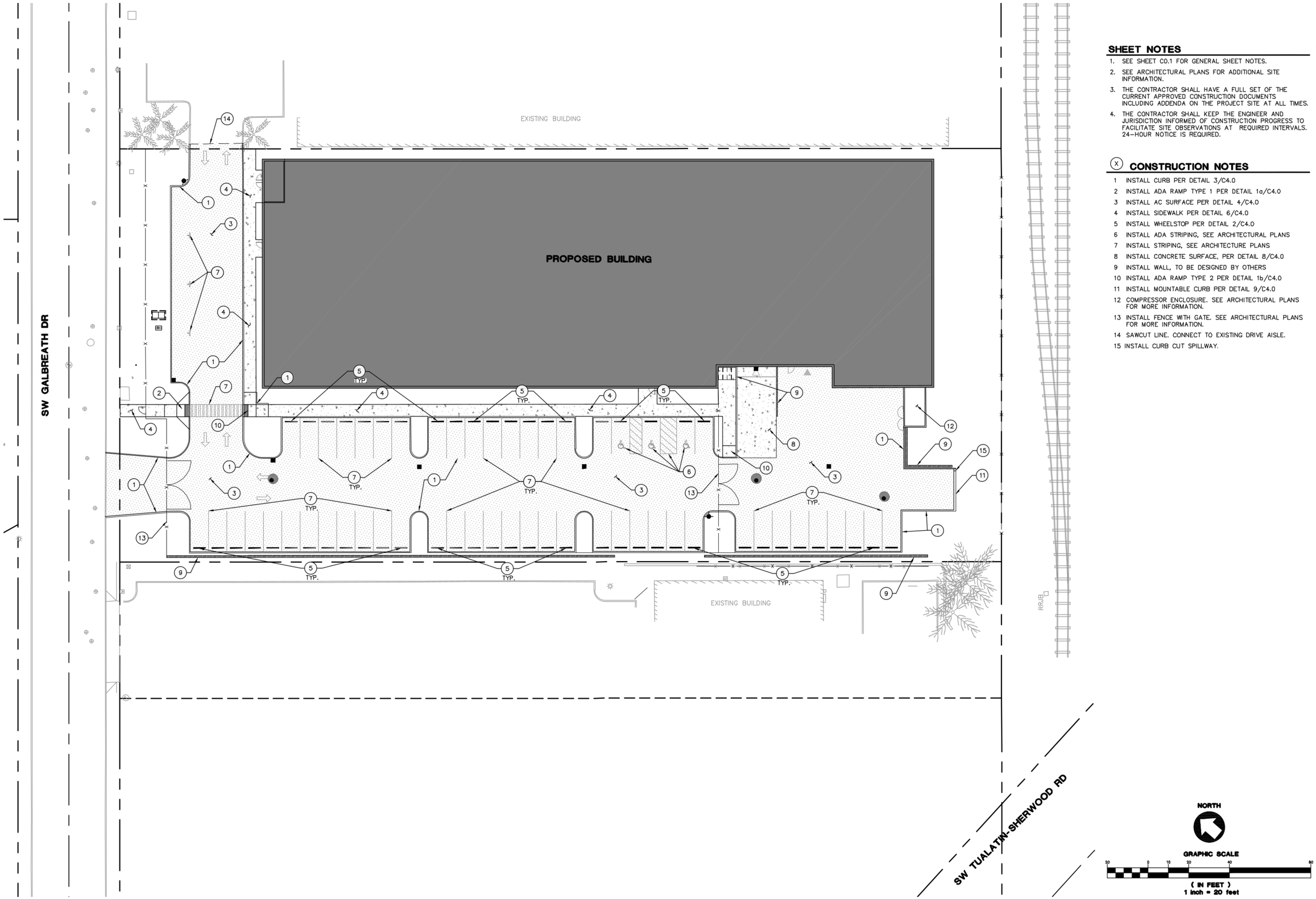
Revisions:

#	Description	Date

Date: 4/29/2022
Drawn by: TRH
Checked by: CNH
Job Number: 000000

Sheet

C0.3



SHEET NOTES

1. SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION.
3. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
4. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.

(X) CONSTRUCTION NOTES

1 INSTALL CURB PER DETAIL 3/C4.0
2 INSTALL ADA RAMP TYPE 1 PER DETAIL 1a/C4.0
3 INSTALL AC SURFACE PER DETAIL 4/C4.0
4 INSTALL SIDEWALK PER DETAIL 6/C4.0
5 INSTALL WHEELSTOP PER DETAIL 2/C4.0
6 INSTALL ADA STRIPING, SEE ARCHITECTURAL PLANS
7 INSTALL STRIPING, SEE ARCHITECTURE PLANS
8 INSTALL CONCRETE SURFACE, PER DETAIL 8/C4.0
9 INSTALL WALL, TO BE DESIGNED BY OTHERS
10 INSTALL ADA RAMP TYPE 2 PER DETAIL 1b/C4.0
11 INSTALL MOUNTABLE CURB PER DETAIL 9/C4.0
12 COMPRESSOR ENCLOSURE. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
13 INSTALL FENCE WITH GATE. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
14 SAWCUT LINE. CONNECT TO EXISTING DRIVE AISLE.
15 INSTALL CURB CUT SPILLWAY.

SITE PLAN REVIEW REV 1 - APRIL 2022

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Project:

TRESKE PRECISION MACHINING

14180 SW GALBREATH DRIVE
SHERWOOD, OREGON
97140

Sheet Title:

HARDSCAPE PLAN

Revisions:

#	Description	Date

Date: 4/29/2022
Drawn by: TRH
Checked by: CNH
Job Number: 000000
Sheet

C1.0

SHEET NOTES

1. SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
2. CURB HEIGHTS ARE 6" UNLESS NOTED OTHERWISE.
3. LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
4. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
5. ALL WALKWAYS FROM ACCESSIBLE UNITS ARE DESIGNED TO NOT REQUIRE HANDRAILS. THEREFORE, RAMPS WITH SLOPES STEEPER THAN 5.0% AND LESS THAN 8.33% SHALL NOT EXCEED 0.5' RISE OR 6.0' LENGTH.
6. FINISH GRADES ARE TO BE BROUGHT TO WITHIN 0.08 FT IN 10 FT OF THE GRADES SHOWN AT SUBGRADE AND TO WITHIN 0.03 FT IN 10 FT AT FINISH GRADE. CONTRACTOR TO ALLOW FOR PLACEMENT OF REQUIRED TOPSOIL IN ROUGH GRADING.
7. GRADING ELEVATIONS AS SHOWN ON SITE AND LANDSCAPE PLANS ARE FINISHED GRADE WHICH INCLUDES SUBGRADE SOIL, TOPSOIL, SOIL AMENDMENTS, ROCKERY AND RUNOFF PROTECTION CONTRACTOR IS RESPONSIBLE TO COORDINATE GRADING WITH BOTH EXCAVATOR AND LANDSCAPE CONTRACTOR.

SW GALBREATH DR

EXISTING BUILDING

PROPOSED BUILDING
FF=173.00

SW TUALATIN-SHERWOOD RD

NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 feet

SITE PLAN REVIEW REV 1 - APRIL 2022

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JULY 10, 2007
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Project:

TRESKE PRECISION MACHINING

14180 SW GALBREATH DRIVE
SHERWOOD, OREGON
97140

Sheet Title:

GRADING PLAN

Revisions:

#	Description	Date

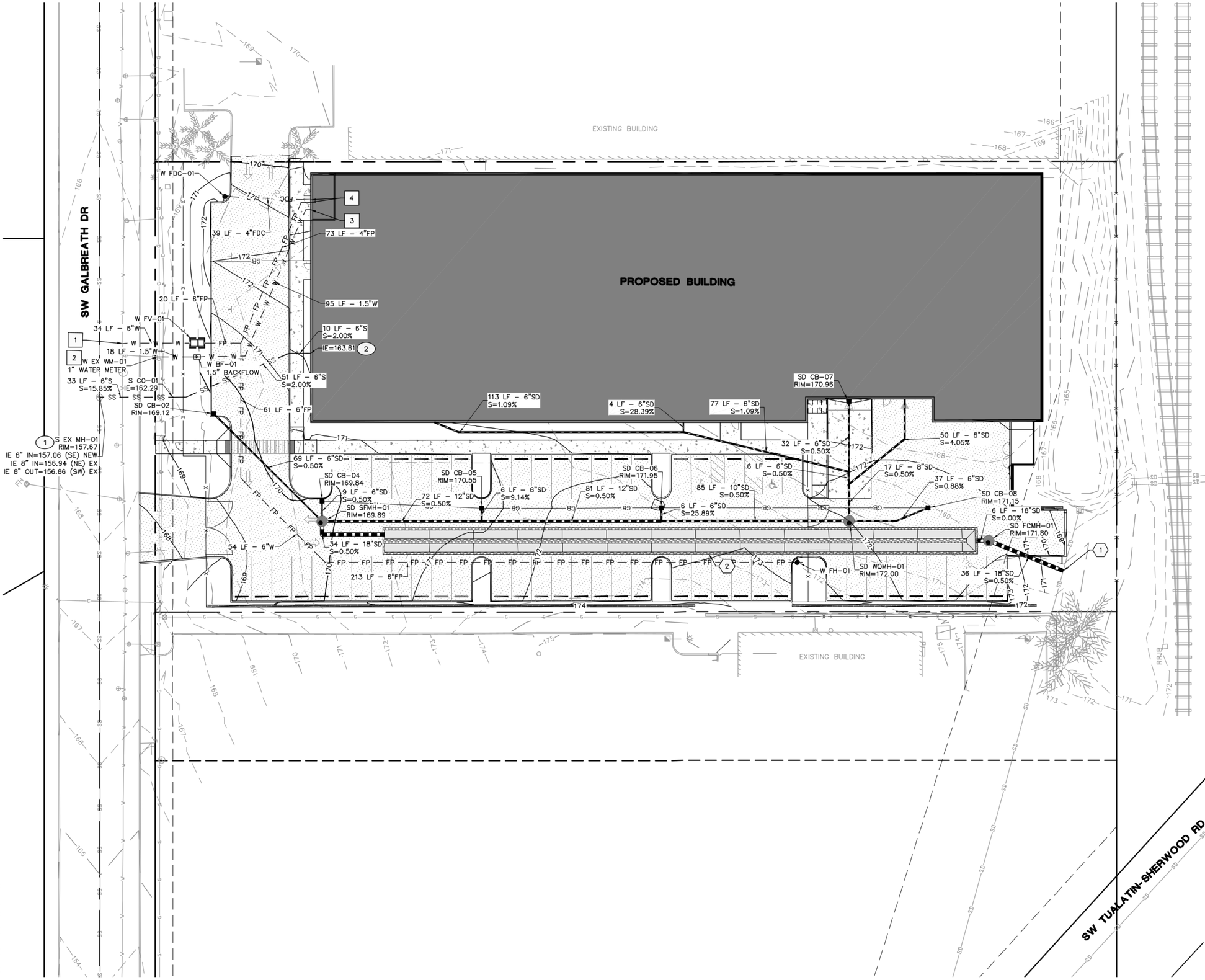
Date: 4/29/2022

Drawn by: TRH | Checked by: CNH

Job Number: 000000

Sheet

C2.0



SHEET NOTES

1. SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
2. STRUCTURES HORIZONTAL LOCATIONS AND PIPE INVERTS ARE BASED ON THE CENTER OF THE STRUCTURE.
3. ALL PRIVATE PIPE BEDDING AND BACKFILL UTILITIES SHALL BE DONE PER DETAIL 9/C4.0. ALL PUBLIC PIPE BEDDING AND BACKFILL UTILITIES SHALL BE DONE PER COS DETAIL W-10/C4.1.
4. INSTALL THRUST BLOCKS ON FIRE AND WATER LINES PER COS DETAIL W-12/C4.1.
5. ALL SANITARY PIPING SHALL BE PVC 3034 OR APPROVED EQUAL UNLESS NOTED OTHERWISE.
6. THIS PLAN IS GENERALLY DIAGRAMMATIC. IT DOES NOT SHOW EVERY JOINT, BEND, FITTING, OR ACCESSORY REQUIRED FOR CONSTRUCTION.
7. CLEAN OUTS SHALL BE INSTALLED IN CONFORMANCE WITH UPC CHAPTER SEVEN, SECTION 707 AND SECTION 719. THIS PLAN MAY NOT SHOW ALL REQUIRED CLEAN OUTS.
8. DOMESTIC WATER AND FIRE LINES AND ACCESSORIES BETWEEN THE WATER METER AND THE BUILDING SHALL BE INSTALLED BY A LICENSED PLUMBER EMPLOYED BY A LICENSED PLUMBING CONTRACTOR.
9. UTILITIES WITHIN FIVE FEET OF A BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR INTERIOR USE AS DESCRIBED IN THE CURRENT EDITION OF THE UPC.
10. INLETS AND OUTLETS TO ON-SITE MANHOLES SHALL HAVE FLEXIBLE CONNECTION NO CLOSER THAN 12" AND NO FARTHER THAN 36" FROM THE MANHOLE.
11. CONTRACTOR TO VERIFY SANITARY AND WATER SIZING AND INVERTS WITH APPROVED PLUMBING PLANS PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION OF SAID UTILITIES.
12. ALL STORM AND SANITARY FITTINGS TO BE ECCENTRIC FITTINGS UNLESS OTHERWISE NOTED.

(X) STORM NOTES

1 CONNECT TO EXISTING STORM MAIN
2 INSTALL 42" CMP DETENTION

(X) SANITARY NOTES

1 CONNECT TO EXISTING SANITARY MAIN
2 CONNECT TO BUILDING

[X] WATER NOTES

1 CONNECT TO EXISTING WATER MAIN
2 CONNECT TO EXISTING 1" WATER METER
3 WATER POINT OF CONNECTION TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
4 FIRE POINT OF CONNECTION TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.

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REGISTERED PROFESSIONAL ENGINEER
59412PE
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EXPIRES: 6/30/2023

Client/ Owner:

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Project:

TRESKE PRECISION MACHINING

14180 SW GALBREATH DRIVE
SHERWOOD, OREGON
97140

Sheet Title:

UTILITY PLAN

Revisions:

#	Description	Date

Date: 4/29/2022

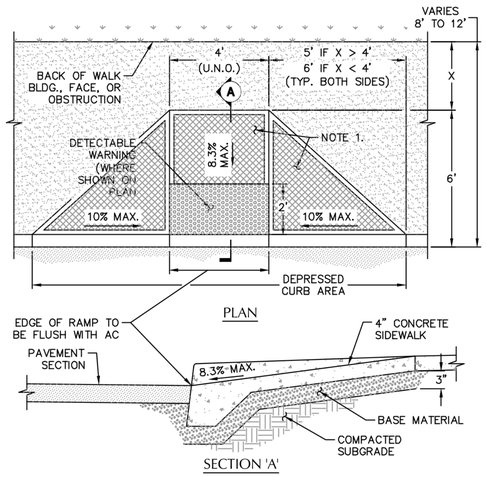
Drawn by: TRH | Checked by: CNH

Job Number: 000000

Sheet

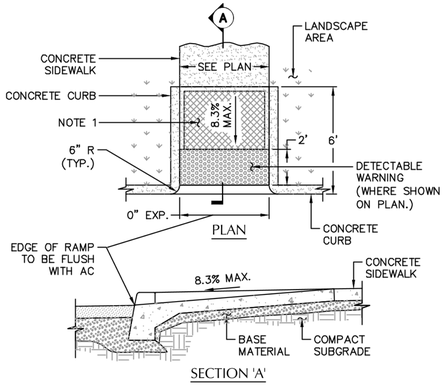
C3.0

SITE PLAN REVIEW REV 1 - APRIL 2022



NOTES:
1. PROVIDE RAMP TEXTURING WITH AN EXPANDED METAL GRATE PLACED ON AND REMOVED FROM WET CONCRETE TO LEAVE A DIAMOND PATTERN. EACH DIAMOND SHALL BE 1¼" LONG BY ½" WIDE WITH THE LONG SECTION AXIS ORIENTED PERPENDICULAR TO THE CURB. THE GROOVES SHALL BE ⅛" DEEP BY ¼" WIDE.

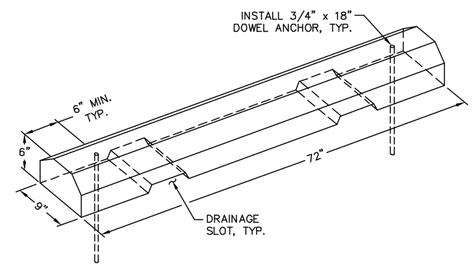
1a CURB RAMP - TYPE 1
SCALE: NTS



NOTES:

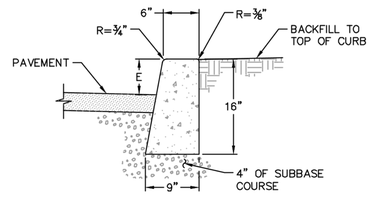
1. PROVIDE RAMP TEXTURING WITH AN EXPANDED METAL GRATE PLACED ON AND REMOVED FROM WET CONCRETE TO LEAVE A DIAMOND PATTERN. EACH DIAMOND SHALL BE 1 1/4" LONG BY 1/2" WIDE WITH THE LONG SECTION AXIS ORIENTED PERPENDICULAR TO THE CURB. THE GROOVES SHALL BE 1/8" DEEP BY 1/4" WIDE.

1b CURB RAMP - TYPE 2
SCALE: NTS



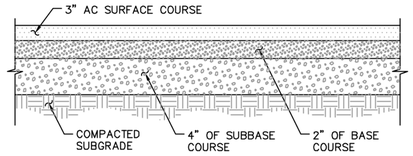
NOTES:
1. DIMENSIONS ARE NOMINAL AND MAY VARY TO CONFORM TO MANUFACTURER'S PRODUCTS APPROVED BY ENGINEER.

2 PRECAST CONCRETE WHEEL STOP
SCALE: NTS

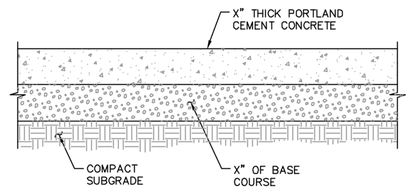


NOTES:
1. CURB EXPOSURE 'E' = 6", TYP. VARY AS SHOWN ON PLANS OR AS DIRECTED.
2. CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY.
3. TOPS OF ALL CURBS SHALL SLOPE TOWARD THE ROADWAY AT 2% UNLESS OTHERWISE SHOWN OR AS DIRECTED.
4. DIMENSIONS ARE NOMINAL AND MAY VARY TO CONFORM WITH CURB MACHINE AS APPROVED BY THE ENGINEER.

3 CONCRETE CURB - STANDARD
SCALE: NTS

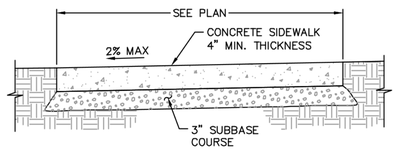


4 STANDARD ASPHALT PAVEMENT SECTION
SCALE: NTS



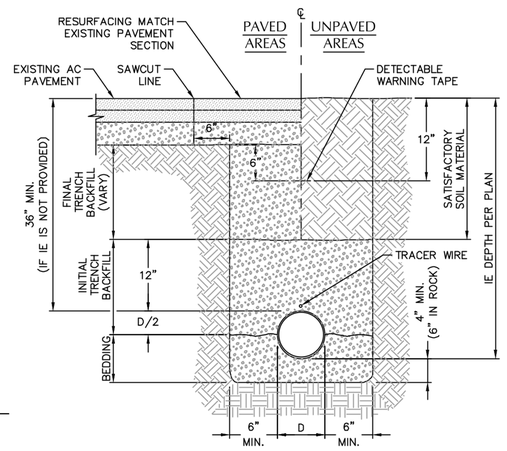
NOTES:
1. – CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS.
   – CONSTRUCT EXPANSION JOINTS AT 200' MAX. SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY.
2. PROVIDE MEDIUM TO COARSE BROOM FINISH.

5 CONCRETE PAVEMENT SECTION
SCALE: NTS

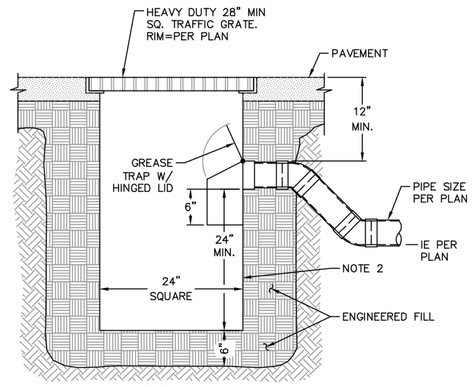


NOTES:
1. CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING, AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY, UNLESS NOTED OTHERWISE.
2. CONCRETE SHALL BE 3000 P.S.I AT 28 DAYS, 6 SACK MIX, SLUMP RANGE OF 1–1/2" TO 3".
3. PANELS SHALL BE 5 FEET LONG.
4. EXPANSION JOINTS TO BE PLACED AT SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS, WHEELCHAIR RAMPS, AND AT SPACING NOT TO EXCEED 45 FEET.
5. FOR SIDEWALKS ADJACENT TO THE CURB AND POURED AT THE SAME TIME AS THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MINIMUM 1/2" RADIUS.
6. SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES IF MOUNTABLE CURB IS USED OR IF SIDEWALK IS INTENDED AS PORTION OF DRIVEWAY. OTHERWISE SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 4 INCHES.
7. DRAIN BLOCKOUTS IN CURBS SHALL BE EXTENDED TO BACK OF SIDEWALK WITH 3" DIA. PVC PIPE AT 2% SLOPE. CONTRACTION JOINT TO BE PLACED OVER PIPE.

6 CONCRETE SIDEWALK
SCALE: NTS

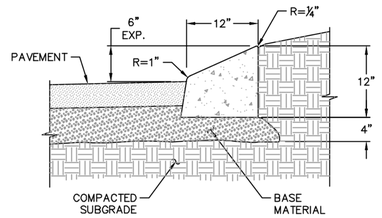


7 TYPICAL PIPE BEDDING AND BACKFILL
SCALE: NTS



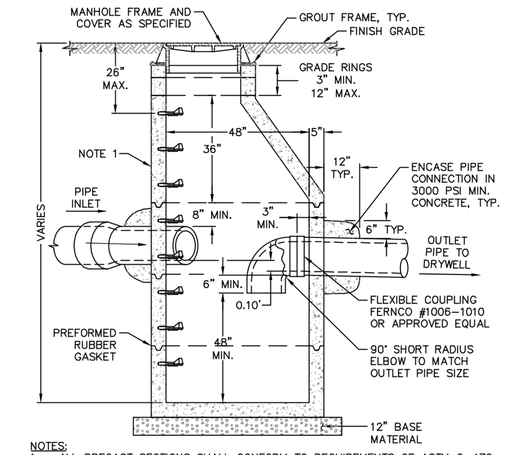
NOTES:
1. CONTRACTOR TO WIDEN EXCAVATION AS REQUIRED TO OBTAIN COMPACTION WITH CONTRACTORS COMPACTION EQUIPMENT.
2. 1/4" STEEL PLATE, BITUMINOUS COATED. AS MANUFACTURED BY GIBSON STEEL BASINS OR APPROVED EQUAL.

8 TRAPPED CATCH BASIN
SCALE: NTS



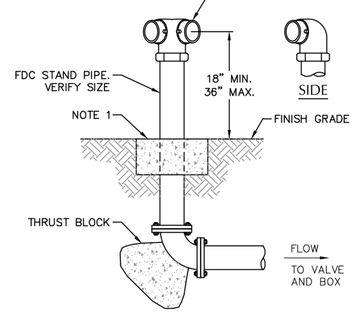
NOTES:
1. CONCRETE SHALL BE 3000 PSI.
2. INSTALL CONTRACTION AND EXPANSION JOINTS AT SPECIFIED DISTANCE.

9 CONCRETE CURB - MOUNTABLE
SCALE: NTS



NOTES:
1. ALL PRECAST SECTIONS SHALL CONFORM TO REQUIREMENTS OF ASTM C–478.
2. MANHOLE BASE MAY BE PRECAST OR CAST IN PLACE.
3. ALL CONNECTING PIPES SHALL HAVE FLEXIBLE, GASKETED AND UNRESTRAINED JOINT WITHIN 18" OF MANHOLE VAULT.

10 SEDIMENTATION MANHOLE
SCALE: NTS



NOTES:
1. CONCRETE ANCHOR PAD TO BE 12"x12"x6" THICK, UNLESS NOTED OTHERWISE. ELIMINATE IF INSTALLED IN CONCRETE PAVED AREA.
2. USE FLANGE OR THREADED FITTINGS.
3. CONTRACTOR SHALL PROVIDE SINGLE CHECK VALVE AND BALL DRIP VALVE IN ACCESSIBLE LOCATION INSIDE DDCV VAULT. COORDINATE WITH PLUMBING.

11 FIRE DEPARTMENT CONNECTION (FDC) DUAL PORT
SCALE: NTS

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REGISTERED PROFESSIONAL ENGINEER
59412PE
OREGON
JULY 15, 2005
CRAIG N. HARRIS
EXPIRES: 6/30/2023

Client/ Owner:

TRESKE PRECISION MACHINING

14140 SW GALBREATH DRIVE, SHERWOOD, OR 97140

Project:

TRESKE PRECISION MACHINING

14180 SW GALBREATH DRIVE
SHERWOOD, OREGON 97140

Sheet Title:

DETAILS

Revisions:

#	Description	Date

Date: 4/29/2022

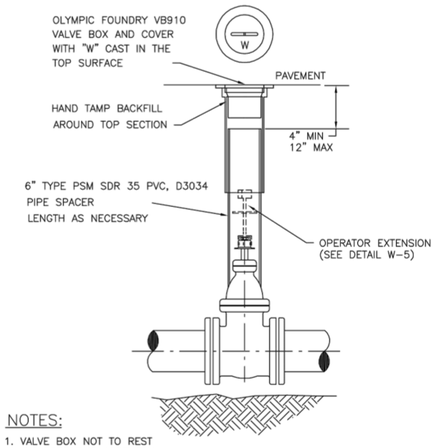
Drawn by: TRH | Checked by: CNH

Job Number: 000000

Sheet

C4.0

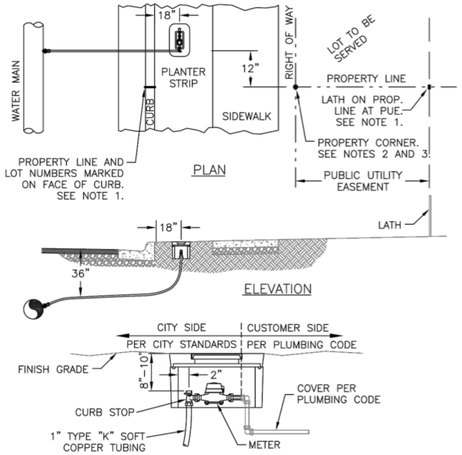
SITE PLAN REVIEW REV 1 - APRIL 2022



NOTES:

1. VALVE BOX NOT TO REST ON OPERATING ASSEMBLY
2. OPERATOR EXTENSION REQUIRED WHEN VALVE NUT IS DEEPER THAN 3 FEET FROM FINISHED GRADE
3. CENTER VALVE BOX ON AXIS OF OPER NUT
4. PROVIDE 24" SQUARE BY 4" THICK CONCRETE PAD AROUND VALVE BOX OUTSIDE OF PAVED AREAS
5. VALVE BOX COVER SHALL BE A MINIMUM OF 2½ " IN LENGTH

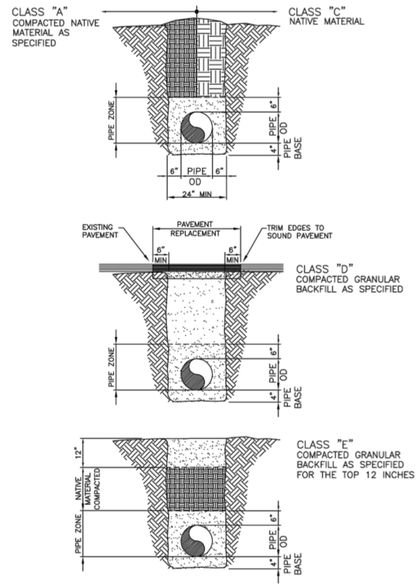
STANDARD DRAWING TITLE	DRAWING NUMBER
TYPICAL GATE VALVE SETTING DETAIL	W-3
SCALE	DATE
N.T.S.	JUL' 09



NOTES:

1. DEVELOPER'S SURVEYOR SHALL SET A LATH AT THE INTERSECTION OF THE PROPERTY LINE AND THE PUBLIC UTILITY EASEMENT. DEVELOPER'S SURVEYOR SHALL ALSO MARK THE PROPERTY LINE AND LOT NUMBERS ON THE FACE OF CURB WITH WHITE PAINT.
2. IF PROPERTY CORNER MONUMENTS HAVE NOT BEEN SET AT THE TIME OF WATER SERVICE INSTALLATION, THE DEVELOPER'S SURVEYOR SHALL SET A LATH AT THE PROPERTY CORNER LOCATION ON THE RIGHT-OF-WAY LINE.
3. ORS 92.044(7) PROHIBITS LOCATING ANY UTILITY INFRASTRUCTURE WITHIN 1 FOOT OF A SURVEY MONUMENT. DEVELOPER SHALL PAY FOR ANY RELOCATION OF SERVICES AND/OR METER BOXES FOUND TO FALL WITHIN 1 FOOT OF A SURVEY MONUMENT LOCATION.
4. METERS SHALL NOT BE INSTALLED WITHIN HARDSCAPE AREAS.

STANDARD DRAWING TITLE	DRAWING NUMBER
SINGLE WATER SERVICE - PLANTER STRIP	W-7P
SCALE	DATE
N.T.S.	MAR '16



STANDARD DRAWING TITLE	DRAWING NUMBER
TRENCH BACKFILL ABOVE THE PIPE ZONE	W-10
SCALE	DATE
N.T.S.	JUL' 09

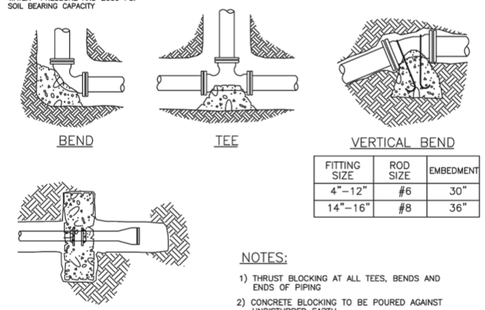
(HORIZONTAL)
BEARING AREA OF THRUST BLOCKS IN SQ FT

FITTING SIZE	TEE	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4	1.3	1.8	1.0	1.0	1.0
6	2.8	4.0	2.2	1.1	1.0
8	5.0	7.1	3.8	2.0	1.0
12	11.3	16.0	8.7	4.4	2.2
16	20.1	28.4	15.4	7.8	3.9
20	31.1	44.4	24.0	12.3	6.2
24	45.2	64.0	34.6	17.7	8.9

VOLUME OF THRUST BLOCK IN CU YDS (VERTICAL)

FITTING SIZE	BEND ANGLE		
	45°	22.5°	11.25°
4	1.1	0.4	0.2
6	2.7	1.0	0.4
8	4.0	1.5	0.6
12	8.5	3.2	1.3
16	14.8	5.6	2.3

VALUES BASED ON 200 PSI WATER PRESSURE AND 2000 PSF SOIL BEARING CAPACITY

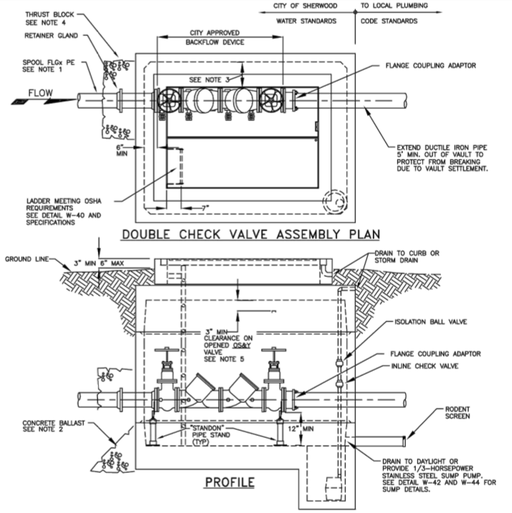


FITTING SIZE	ROD SIZE	EMBEDMENT
4"-12"	#6	30"
14"-16"	#8	36"

NOTES:

1) THRUST BLOCKING AT ALL TEES, BENDS AND ENDS OF PIPING
2) CONCRETE BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH
3) ALL CONCRETE TO BE CLASS 3000
4) INSTALL 12 MIL TOTAL THICKNESS POLYTHENE SHEET AROUND FITTING. SECURE SHEET ENDS TO PREVENT INFILTRATION OF DIRT BETWEEN SHEET AND PIPE FITTING PRIOR TO POURING THRUST BLOCKING
5) PROTECT MECHANICAL JOINT FOLLOWERS AND BOLTS FROM CONCRETE WITH TEMPORARY FORMS AND POLYTHENE SHEETING SEE NOTE 3

STANDARD DRAWING TITLE	DRAWING NUMBER
THRUST BLOCKING DETAILS	W-12
SCALE	DATE
N.T.S.	JUL' 09



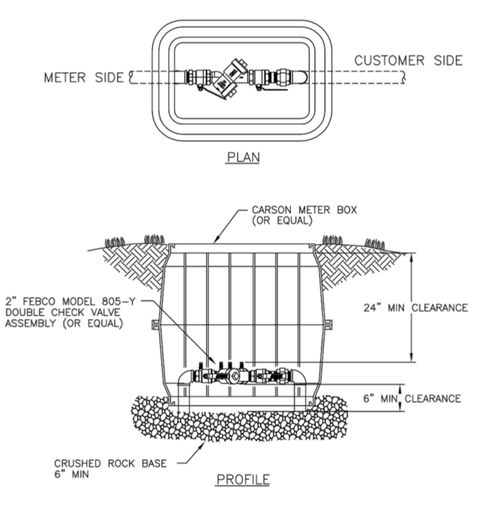
SIZE	UTILITY VAULT *	BILCO DOOR *
3	660-WA	J-5AL
4	577-WA	J-5AL
6	676-WA	J-5AL
8	687-WA	JD-3AL
10	5106-LA	JD-3AL

* "OR EQUAL" APPROVED BY CITY ENGINEER

NOTES:

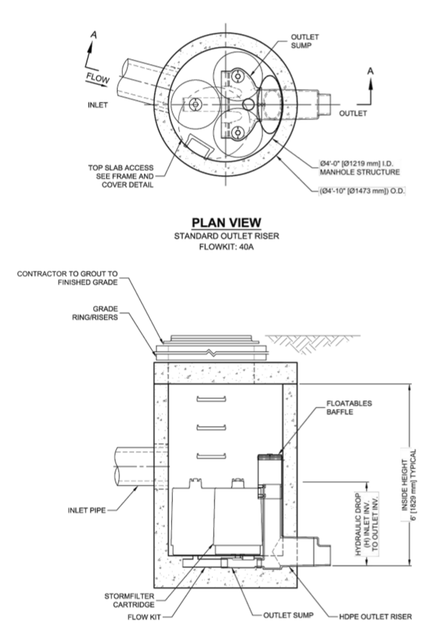
1. CONTRACTOR TO SEAL ALL OPENINGS IN VAULT WITH NON SHRINK GROUT
2. CONTRACTOR TO INSTALL CONCRETE BALLAST 3 CU. YDS MIN AROUND BASE OF VAULT WHERE FLOODING OR HIGH GROUND WATER EXIST
3. CLEARANCE BETWEEN WALL AND DEVICE 8" MIN., 12" MAX., EXCEPT 6" MIN, 9" MAX. FOR 660-WA VAULT
4. THRUST BLOCK 1'-0" MIN THICKNESS
5. FOR USE ON FIRE SERVICE LINE. FOR DOMESTIC SERVICE SEE DETAIL W-76.

STANDARD DRAWING TITLE	DRAWING NUMBER
DCVA (FOR USE WITH FIRE SERVICE LINE)	W-71
SCALE	DATE
N.T.S.	JUL' 09



NOTE:
INSTALLATION SHOWN IS ONLY A SUGGESTION. THE DISTANCE FROM BOTTOM OF DEVICE TO FINISH GRADE, FREEZE PROTECTION, AND CLEARANCE FOR TESTING & REPAIR ARE THE MAJOR CONSIDERATIONS FOR INSTALLATION. PLUGS TO BE INSTALLED IN TEST COCKS OF BELOW GROUND INSTALLATIONS (NO DISSIMILAR METALS). *IF FREEZE PROTECTION IS PROVIDED, THE 24" MIN CLEARANCE MAY BE REDUCED.*

STANDARD DRAWING TITLE	DRAWING NUMBER
1-1/2", 2", & 2-1/2" DOUBLE CHECK INSTALLATION	W-73
SCALE	DATE
N.T.S.	JUL' 09



The Stormwater Management StormFilter®
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,322,629; 5,707,527; 5,759,415; 6,027,639; 6,649,046; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING

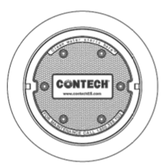
STORMFILTER DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (3). VOLUME SYSTEM IS ALSO AVAILABLE WITH MAXIMUM 3 CARTRIDGES. Ø4 [1219 mm] MANHOLE STORMFILTER PEAK HYDRAULIC CAPACITY IS 1.0 CFS [28.3 L/s] . IF THE SITE CONDITIONS EXCEED 1.0 CFS [28.3 L/s] AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27" (686 mm)			18" (458 mm)			LOW DROP 9" (550 mm)		
RECOMMENDED HYDRAULIC DROP (H)	3.05' [930 mm]			2.34' [700 mm]			1.84' [560 mm]		
SPECIFIC FLOW RATE (gpm/sf) [L/s/m²]	2 [1.30]	1 [0.65]	1.67 [1.08]	2 [1.30]	1 [0.65]	1.67 [1.08]	2 [1.30]	1 [0.65]	1.67 [1.08]
CARTRIDGE FLOW RATE (gpm) [L/s]	22.5 [1.42]	11.25 [0.71]	18.75 [1.18]	12.5 [0.79]	6.25 [0.39]	10.4 [0.66]	8.35 [0.54]	4.2 [0.26]	6.95 [0.44]

* 1.67 gpm/sf [1.08 L/s/m²] SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			FMH-01
WATER QUALITY FLOW RATE (cfs) [L/s]			0.15
PEAK FLOW RATE (cfs) [L/s]			0.61
RETURN PERIOD OF PEAK FLOW (yrs)			25
CARTRIDGE HEIGHT (SEE TABLE ABOVE)			27"
NUMBER OF CARTRIDGES REQUIRED			3
CARTRIDGE FLOW RATE			22.5
MEDIA TYPE (PERLITE) [ZPG] PSORB)			ZPG
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	SEE PLAN	PVC	SEE PLAN
INLET PIPE #2	SEE PLAN	PVC	SEE PLAN
OUTLET PIPE	SEE PLAN	PVC	SEE PLAN
RIM ELEVATION			SEE PLAN
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS-20 LOAD RATING, ASSUMING EARTH COVER OF 0 - 5' [1524 mm] AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES [178 mm]. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
7. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) [L/s] DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft)[m²].
8. STORMFILTER STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET PIPE(S).
E. CONTRACTOR TO PROVIDE AND INSTALL CONNECTOR TO THE OUTLET RISER STUB. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HDPE OUTLET STUB AND SAND COLLAR. IF OUTLET PIPE IS LARGER THAN 8 INCHES [200 mm], CONTRACTOR TO REMOVE THE 8 INCH [200 mm] OUTLET STUB AT MOLDED-IN CUT LINE. COUPLING BY FERNCO OR EQUAL AND PROVIDED BY CONTRACTOR.
F. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

SFMH48
STORMFILTER
STANDARD DETAIL

MILDREN DESIGN GROUP
ARCHITECTURE | INTERIORS
4875 SW Griffith Drive Suite 300
Beaverton OR, 97005
(503) 244-0552

AAI afghan associates, inc.
ENGINEERING
4875 SW Griffith Drive | Suite 100 | Beaverton, OR | 97005
503.620.3030 tel. | 503.620.5539 fax | www.aaieng.com
Project No. A220026.10

REGISTERED PROFESSIONAL ENGINEER 56412PE OREGON CRAIG N. HARRIS
EXPIRES: 6/30/2023

Client/ Owner:
TRESKE PRECISION MACHINING

14140 SW GALBREATH DRIVE, SHERWOOD, OR 97140

Project:
TRESKE PRECISION MACHINING

14180 SW GALBREATH DRIVE
SHERWOOD, OREGON 97140

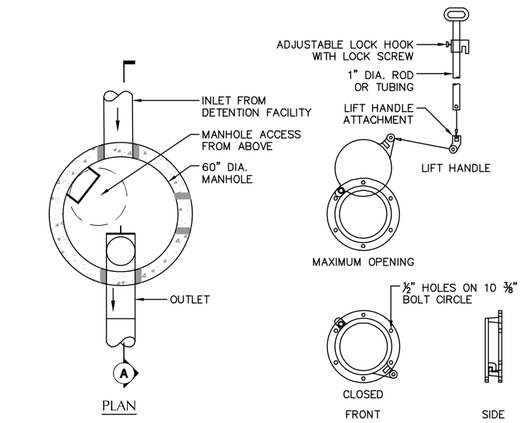
Sheet Title:
DETAILS

Revisions:

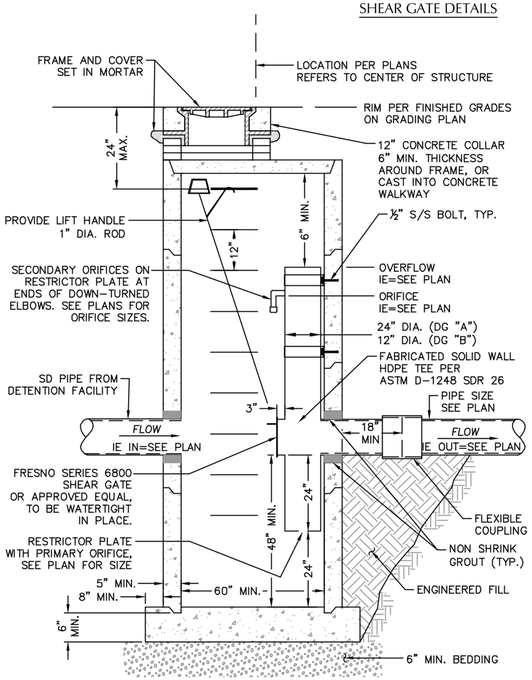
#	Description	Date

Date: 4/29/2022
Drawn by: TRH
Checked by: CNH
Job Number: 000000
Sheet: C4.1

SITE PLAN REVIEW REV 1 - APRIL 2022



SHEAR GATE DETAILS



SECTION A

1 FLOW CONTROL MANHOLE

SCALE: NTS

SITE PLAN REVIEW REV 1 - APRIL 2022

MILDREN DESIGN GROUP

ARCHITECTURE | INTERIORS

4875 SW Griffith Drive Suite 300
Beaverton OR, 97005
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AAI alphan associates, inc.
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503.620.3030 tel. | 503.620.5539 fax | www.aaieng.com
Project No. A22026.10

REGISTERED PROFESSIONAL ENGINEER
59412PE
OREGON
JULY 15, 2005
CRAIG N. HARRIS
EXPIRES: 6/30/2023

Client/ Owner:

TRESKE PRECISION MACHINING

14140 SW GALBREATH DRIVE, SHERWOOD, OR 97140

Project:

TRESKE PRECISION MACHINING

14180 SW GALBREATH DRIVE
SHERWOOD, OREGON
97140

Sheet Title:

DETAILS

Revisions:

#	Description	Date

Date: 4/29/2022

Drawn by: TRH | Checked by: CNH

Job Number: 000000

Sheet

C4.2

PLANT LIST:

SYMBOL	QTY.	LATIN NAME/ Common Name	SIZE	SPACING
TREES				
	2	ACER RUBRUM 'GERLING' Gerling Red Maple	2" cal.	As shown
	12	CARPINUS BETULUS 'FASTIGIATA' Pyramidal European Hornbeam	2" cal.	As shown
	14	CHAMAECYPARIS OBTUSA Hinoki Cypress	2" cal.	As shown
	5	GLEDITSIA TRIACANTHOS 'SHADEMASTER' Shademaster Honeylocust	2" cal.	As shown
	2	QUERCUS GARRYANA Oregon Oak	2" cal.	As shown
	6	THUJA PLICATA Western Red Cedar	6' ht.	As shown
	6	ZELKOVA SERRATA 'VILLAGE GREEN' Village Green Zelkova	2" cal.	As shown

SYMBOL	QTY.	LATIN NAME/ Common Name	SIZE	SPACING
SHRUBS				
	41	ABELIA CHINENSIS 'ROSE CREEK' Rock Creek Abelia	5 gal.	3' o.c.
	14	CISTUS LADANIFER Crimson Spot Rock Rose	5 gal.	4' o.c.
	174	ILEX GLABRA "SHAMROCK" Shamrock Inkberry	5 gal.	3' o.c.
	39	NANDINA DOMESTICA "MOON BAY" Moon Bay Nandina	5 gal.	3' o.c.
	44	SPIRAEA JAPONICA 'LITTLE PRINCESS' Little Princess Spirea	2 gal.	3' o.c.
	45	VIBURNUM DAVIDII David Viburnum	5 gal.	3' o.c.
	39	VIBURNUM TINUS 'SPRING BOUQUET' Spring Bouquet Viburnum	5 gal.	3' o.c.
GRASSES, PERENNIALS & GROUNDCOVER				
	24	CAREX TESTACEA Orange New Zealand Sedge	1 gal.	2' o.c.
	269	ARCTOSTAPHYLOS UVA-URSI "MASS." Massachusetts Kinnikinnick	1 gal.	3' o.c.
	104	COTONEASTER DAM. 'CORAL BEAUTY' Bearberry Cotoneaster	1 gal.	4' o.c.
	49	LONICERA PILEATA Box Honeysuckle	1 gal.	5' o.c.
	810	MAHONIA REPENS Creeping Oregon Grape	1 gal.	3' o.c.

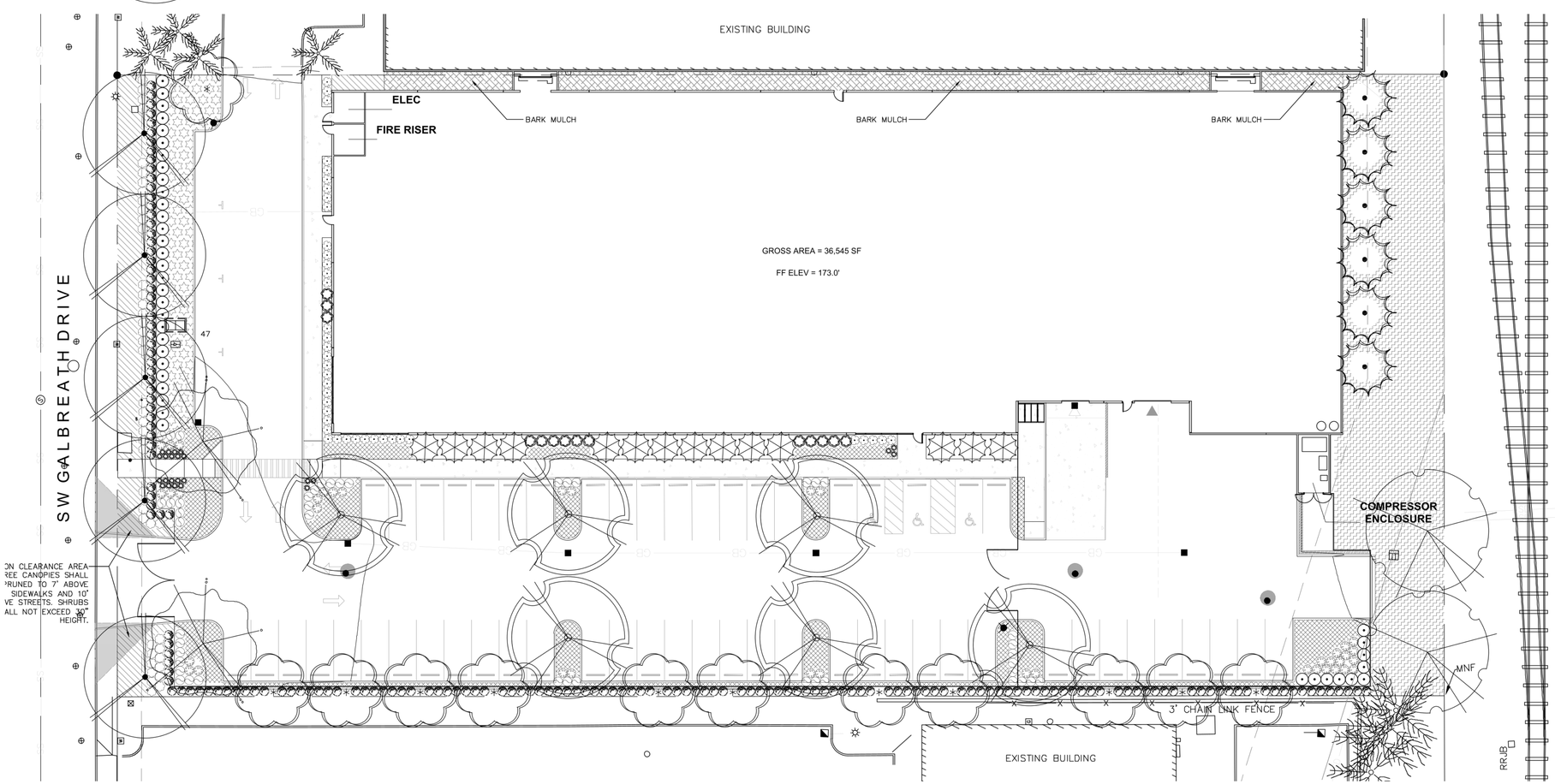
TREE DENSITY CALCULATIONS

Project Zoning: GI General Industrial
Required Site Coverage: 30% (26,383 SF)

TREE NAME	QUANTITY	MATURE SPREAD (FT.)	CANOPY AREA (SF)	CANOPY COVERAGE (SF)
PROPOSED NEW TREES:				
Acer rubrum 'Gerling'	2	35	962	1,924
Carpinus betulus ' Fastigiata'	12	25	491	5,890
Chamaecyparis obtusa 'Gracilis'	14	10	79	1,100
Gleditsia 'Shademaster'	5	40	1,257	6,283
Quercus garryana	2	40	1,257	2,513
Thuja plicata	6	20	314	1,885
Zelkova serrata 'Village Green'	6	40	1,257	7,540
			TOTAL SITE CANOPY COVERAGE (SF)	**27,136**
			DEVELOPMENT AREA (SF)	**87,943**
			PERCENT CANOPY COVERAGE	**30.9%**

GENERAL NOTES:

1. Contractor is to verify all plant quantities.
2. Adjust plantings in the field as necessary.
3. Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. System is to be design/ build by Landscape Contractor. Guarantee system for a minimum one year. Show drip systems as alternate bid only.
4. All plants are to be fully foliaged, well branched and true to form.
5. Contractor is to notify Landscape Architect or Owner's Representative of any site changes or unforeseen conditions that may be detrimental to plant health, or cause future problems to any structural elements of the project.



LANDSCAPE PLAN

SCALE 1"=20'-0"

SITE PLAN REVIEW REV 1 – APRIL 2022

MILDREN DESIGN GROUP

ARCHITECTURE | INTERIORS

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OTTEN + ASSOCIATES
LANDSCAPE ARCHITECTURE

3933 South Kelly Avenue, Suite B
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REGISTERED LANDSCAPE ARCHITECT
LA793
ERIN HOLSONBACK
OREGON
5/10/2013
EXP. 5/31/22

Client/ Owner:

TRESKE PRECISION MACHINING

14140 SW GALBREATH DRIVE, SHERWOOD, OR 97140

Project:

TRESKE PRECISION MACHINING

14180 SW GALBREATH DRIVE
SHERWOOD, OREGON
97140

Sheet Title:

LANDSCAPE PLAN

Revisions:

#	Description	Date

Date: 4/29/2022

Drawn by: MPL | Checked by: EH

Job Number: 000000

Sheet

L1.0

OUTLINE SPECIFICATIONS PLANTING AND SEEDING:

GENERAL: All plants shall conform to all applicable standards of the latest edition of the "American Association of Nurserymen Standards", A.N.S.I. Z60.1 – 1973. Meet or exceed the regulations and laws of Federal, State, and County regulations, regarding the inspection of plant materials, certified as free from hazardous insects, disease, and noxious weeds, and certified fit for sale in Oregon.

The apparent silence of the Specifications and Plans as to any detail, or the apparent omission from them of a detailed description concerning any point, shall be regarded as meaning that only the best general practice is to prevail and that only material and workmanship of first quality are to be used. All interpretations of these Specifications shall be made upon the basis above stated.

Landscape contractor shall perform a site visit prior to bidding to view existing conditions.

PERFORMANCE QUALITY ASSURANCE: Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary horticultural practices and who are completely familiar with the specified requirements and methods needed for the proper performance of the work of this section.

NOTIFICATION: Give Landscape Architect minimum of 2 days advance notice of times for inspections. Inspections at growing site does not preclude Landscape Architect's right of rejection of deficient materials at project site. Each plant failing to meet the above mentioned "Standards" or otherwise failing to meet the specified requirements as set forth shall be rejected and removed immediately from the premises by the Contractor and at his expense, and replaced with satisfactory plants or trees conforming to the specified requirements.

SUBSTITUTIONS: Only as approved by the Landscape Architect or the Owner's Representative.

GUARANTEE AND REPLACEMENT: All plant material shall be guaranteed from final acceptance for one full growing season or one year, whichever is longer. During this period the Contractor shall replace any plant material that is not in good condition and producing new growth (except that material damaged by severe weather conditions, due to Owner's negligence, normally unforeseen peculiarities of the planting site, or lost due to vandalism). Guarantee to replace, at no cost to Owner, unacceptable plant materials with plants of same variety, age, size and quality as plant originally specified. Conditions of guarantee on replacement plant shall be same as for original plant.

Landscape Contractor shall keep on site for Owner's Representative's inspection, all receipts for soil amendment and topsoil deliveries.

PROTECTION: Protect existing roads, sidewalks, and curbs, landscaping, and other features remaining as final work. Verify location of underground utilities prior to doing work. Repair and make good any damage to service lines, existing features, etc. caused by landscaping installation.

PLANT QUALITY ASSURANCE: Deliver direct from nursery. Maintain and protect roots of plant material from drying or other possible injury. Store plants in shade and protect them from weather immediately upon delivery, if not to be planted within four hours.

Nursery stock shall be healthy, well branched and rooted, formed true to variety and species, full foliaged, free of disease, injury, defects, insects, weeds, and weed roots. Trees shall have straight trunks, symmetrical tips, and have an intact single leader. Any trees with double leaders will be rejected upon inspection. All Plants: True to name, with one of each bundle or lot tagged with the common and botanical name and size of the plants in accordance with standards of practice of the American Association of Nurserymen, and shall conform to the Standardized Plant Names, 1942 Edition.

Container grown stock: Small container–grown plants, furnished in removable containers, shall be well rooted to ensure healthy growth. Grow container plants in containers a minimum of one year prior to delivery, with roots filling container but not root bound. Bare root stock: Roots well–branched and fibrous. Balled and burlapped (B&B): Ball shall be of natural size to ensure healthy growth. Ball shall be firm and the burlap sound. No loose or made ball will be acceptable.

TOPSOIL AND FINAL GRADES: Landscape Contractor is to supply and place 12" of topsoil in planting beds. Landscape Contractor is to verify with the General Contractor if the on–site topsoil is or is not conducive to proper plant growth. The topsoil shall be a sandy loam, free of all weeds and debris inimical to lawn or plant growth. Furnish soil analysis by a qualified soil testing laboratory stating percentages of organic matter; gradation of sand, silt and clay content; cation exchange capacity; deleterious material; pH; and plant nutrient content of the topsoil. Report suitability of topsoil for plant growth and recommended quantities of nitrogen, phosphorus and potash nutrients and soil amendments (including compost) to be added to produce satisfactory topsoil. If stockpiled topsoil on site is not conducive to proper plant growth, the Landscape Contractor shall import the required amount.

Landscaping shall include finished grades and even distribution of topsoil to meet planting requirements. Grades and slopes shall be as indicated. Planting bed grades shall be approximately 3" below adjacent walks, paving, finished grade lines, etc., to allow for bark application. Finish grading shall remove all depressions or low areas to provide positive drainage throughout the area.

PLANTING SPECIFICATIONS:

HERBICIDES: Prior to soil preparation, all areas showing any undesirable weed or grass growth shall be treated with Round–up in strict accordance with the manufacturer's instructions.

SOIL PREPARATION: Work all areas by rototilling to a minimum depth of 8". Remove all stones (over 1½" size), sticks, mortar, large clumps of vegetation, roots, debris, or extraneous matter turned up in working. Soil shall be of a homogeneous fine texture. Level, smooth and lightly compact area to plus or minus .10 of required grades.

In groundcover areas add 2" of compost (or as approved) and till in to the top 6" of soil.

PLANTING HOLE: Lay out all plant locations and excavate all soils from planting holes to 2 1/2 times the root ball or root system width. Loosen soil inside bottom of plant hole. Dispose of any "subsoil" or debris from excavation. Check drainage of planting hole with water, and adjust any area showing drainage problems.

SOIL MIX: Prepare soil mix in each planting hole by mixing:
2 part native topsoil (no subsoil)
1 part compost (as approved)

Thoroughly mix in planting hole and add fertilizers at the following rates:
Small shrubs – 1/8 lb./ plant
Shrubs – 1/3 to 1/2 lb./ plant
Trees – 1/3 to 1 lb./ plant

FERTILIZER: For trees and shrubs use Commercial Fertilizer "A" Inorganic (5–4–3) with micro–nutrients and 50% slow releasing nitrogen. For initial application in fine seed lawn areas use Commercial Fertilizer "B" (8–16–8) with micro–nutrients and 50% slow–releasing nitrogen. For lawn maintenance use Commercial Fertilizer "C" (22–16–8) with micro–nutrients and 50% slow–releasing nitrogen.

PLANTING TREES AND SHRUBS: Plant upright and face to give best appearance or relationship to adjacent plants and structures. Place 6" minimum, lightly compacted layer of prepared planting soil under root system. Loosen and remove twine binding and burlap from top 1/2 of root balls. Cut off cleanly all broken or frayed roots, and spread roots out. Stagger Plants in rows. Backfill planting hole with soil mix while working each layer to eliminate voids.

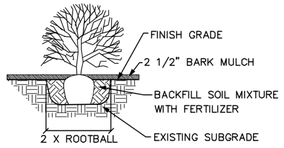
When approximately 2/3 full, water thoroughly, then allow water to soak away. Place remaining backfill and dish surface around plant to hold water. Final grade should keep root ball slightly above surrounding grade, not to exceed 1". Water again until no more water is absorbed. Initial watering by irrigation system is not allowed.

STAKING OF TREES: Stake or guy all trees. Stakes shall be 2" X 2" (nom.) quality tree stakes with point. They shall be of Douglas Fir, clear and sturdy. Stake to be minimum 2/3 the height of the tree, not to exceed 8'–0". Drive stake firmly 1'–6" below the planting hole. Tree ties for deciduous trees shall be "Chainlock" (or better). For Evergreen trees use "Gro–Strait" Tree Ties (or a reinforced rubber hose and guy wires) with guy wires of a minimum 2 strand twisted 12 ga. wire. Staking and guying shall be loose enough to allow movement of tree while holding tree upright. Tree stakes shall be removed after one year.

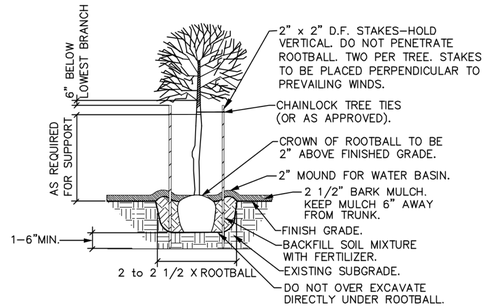
MULCHING OF PLANTINGS: Mulch planting areas with dark, aged, medium grind fir or hemlock bark (aged at least 6 months) to a depth of 2" in ground cover areas and 2½" in shrub beds. Apply evenly, not higher than grade of plant as it came from the nursery, and rake to a smooth finish. Water thoroughly, then hose down planting area with fine spray to wash leaves of plants.

GENERAL MAINTENANCE: Protect and maintain work described in these specifications against all defects of materials and workmanship, through final acceptance. Replace plants not in normal healthy condition at the end of this period. Water, weed, cultivate, mulch, reset plants to proper grade or upright position, remove dead wood and do necessary standard maintenance operations. Irrigate when necessary to avoid drying out of plant materials, and to promote healthy growth.

CLEAN–UP: At completion of each division of work all extra material, supplies, equipment, etc., shall be removed from the site. All walks, paving, or other surfaces shall be swept clean, mulch areas shall have debris removed and any soil cleared from surface. All areas of the project shall be kept clean, orderly and complete.

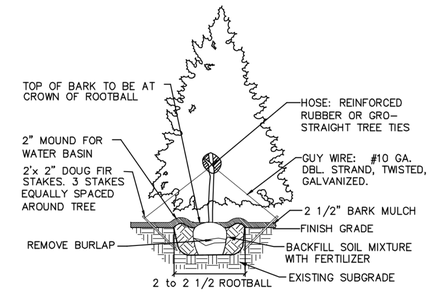


SHRUB PLANTING DETAIL
NOT TO SCALE

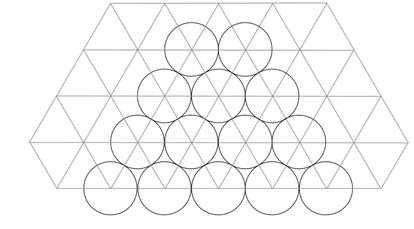


NOTE: ANY PROPOSED CHANGES TO OUR SPECIFICATION OR DETAIL SHOULD BE APPROVED BY THE LANDSCAPE ARCHITECT. LIKEWISE, IN ACCORDANCE WITH BEST PRACTICES OF LOCAL LANDSCAPE INSTALLATION, SHOULD THE LANDSCAPE CONTRACTOR FIND A PREFERRED ALTERNATE METHOD, THE LANDSCAPE ARCHITECT MAY BE SO ADVISED.

GENERAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE STAKING DETAIL
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

SITE PLAN REVIEW REV 1 – APRIL 2022

MILDREN DESIGN GROUP

ARCHITECTURE | INTERIORS

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OTTEN + ASSOCIATES
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REGISTERED LANDSCAPE ARCHITECT
LA793
ERIN HOLSONBACK
OREGON
5/10/2013
EXP. 5/31/22

Client/ Owner:

TRESKE PRECISION MACHINING

14140 SW GALBREATH DRIVE, SHERWOOD, OR 97140

Project:

TRESKE PRECISION MACHINING

14180 SW GALBREATH DRIVE
SHERWOOD, OREGON
97140

Sheet Title:

LANDSCAPE SPECS & DETAILS

Revisions:

#	Description	Date

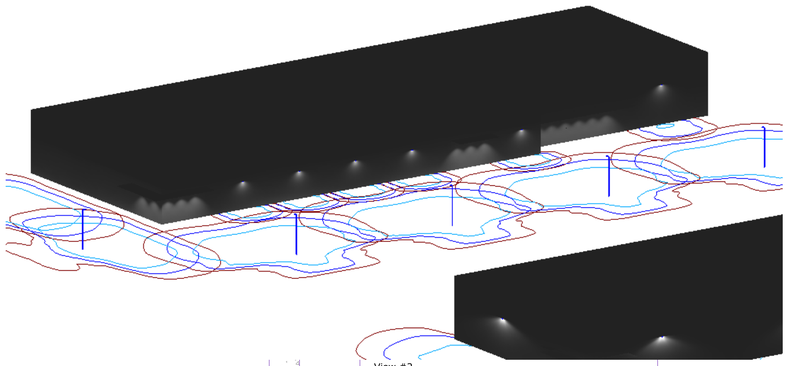
Date: 4/29/2022

Drawn by: MPL | Checked by: EH

Job Number: 000000

Sheet

L2.0

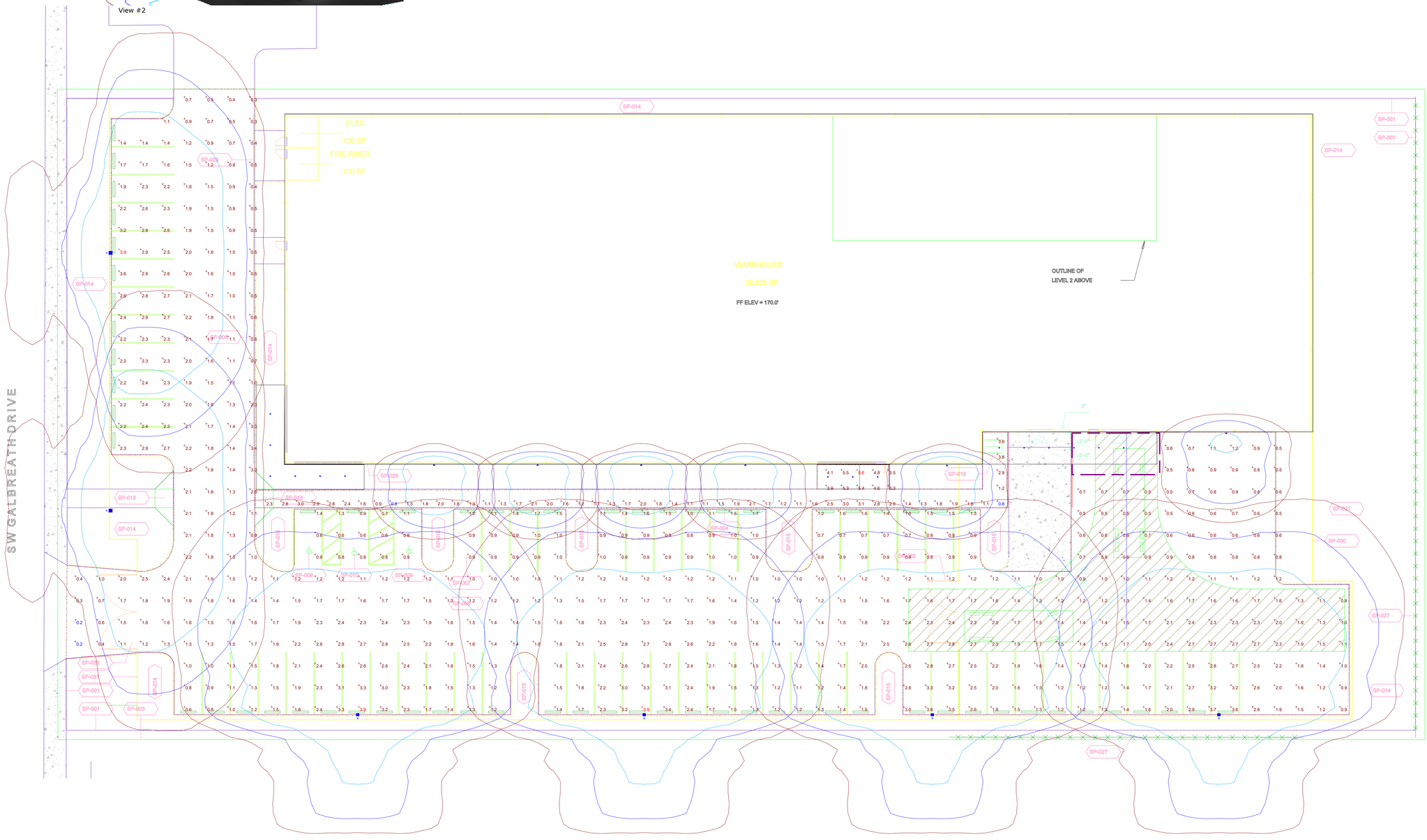


View #2

Schedule					
Symbol	Label	Manufacturer	Catalog Number	Description	Wattage
	LF-1	Lithonia Lighting	DSX1 LED P4 30K TFTM MVOLT	DSX1 LED P4 30K TFTM MVOLT	125
	LF-2	Lithonia Lighting	DSX1 LED P3 30K T3M MVOLT	DSX1 LED P3 30K T3M MVOLT	102
	SM1	Lithonia Lighting	WDGE1 LED P1 30K 80CRI VF	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	10.0002
	SM3	Gotham Architectural Lighting	EVO4SC 30/10 AR WD LD	EVO 4IN ROUND CYLINDER, SURFACE CEILING MOUNT, 80 CRI, 3000K, 1000LM, WIDE DIST, CLEAR MATTE DIFFUSE	8.8

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking lot (page 1)	+	1.6 fc	3.9 fc	0.2 fc	19.5:1	8.0:1
Sidewalk (page 1)	+	2.3 fc	5.6 fc	0.8 fc	7.0:1	2.9:1



HL STEARNS
LIGHTING & CONTROLS

Designer

Date
02/22/2022
Scale
Not to Scale
Drawing No.

Summary

TRESKE PRECISION MACHINING

BUILDING 4 - 14180 SW GALBREATH DRIVE

SHERWOOD, OREGON

CODE ANALYSIS

BASED ON 2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC) INCLUDING PORTIONS OF THE 2018 INTERNATIONAL BUILDING CODE (IBC) , THE 2019 OREGON FIRE CODE, AND THE 2019 OREGON ZERO ENERGY READY COMMERCIAL CODE, INCLUDING PORTIONS OF ANSI/ASHRAE/IES STANDARD 90.1-2016.

OCCUPANCY AND CONSTRUCTION	PER IBC 304, 306, 311 AND 602.2
ASSUMED OCCUPANCY:	F-1, S-1
CONSTRUCTION TYPE:	III-B
REQUIRED SEPARATION:	F-1, S-1 NO SEPARATION REQUIREMENT PER OSSC SECTION 508.3
BUILDING HEIGHT AND AREA	PER OSSC TABLES 504.3, 504.4, 506.2
ALLOWABLE HEIGHT:	F-1, S-1: 75'
ALLOWABLE STORIES:	F-1, S-1: 3
PROPOSED HEIGHT:	50' < 75', OKAY
PROPOSED STORIES:	2 < 3, OKAY
ALLOWABLE AREA:	F-1 (SM): 36,000 SF
III-B TWO STORY SPRINKLERED	S-1 (SM): 52,500 SF
ACTUAL BUILDING AREA:	F-1 (SM): 34,416 SF < 36,000 SF, OKAY S-1 (SM): 5,477 SF < 52,500 SF, OKAY
FIRE-RESISTANCE RATING REQUIREMENTS	PER OSSC TABLE 601 AND 602
STRUCTURAL FRAME:	0 HRS
EXTERIOR BEARING WALLS:	2 HRS
EXTERIOR NON-BEARING WALLS:	0 HRS
INTERIOR NON-BEARING WALLS:	0 HRS
FLOOR CONSTRUCTION:	0 HRS
ROOF CONSTRUCTION:	0 HRS
OPENING PROTECTION IN EXTERIOR WALLS: 5 FT TO < 10 FT	PER OSSC TABLE 705.8 25%, UNPROTECTED/ SPRINKLERED
FIRE WALLS:	TABLE 706.4: 3-HOUR 706.5: 1-HOUR PERPENDICULAR EXTERIOR WALL(S) PER EXCEPTION 3, ALLOWED TO TERMINATE AT INTERIOR FACE WITH SPRINKLER SYSTEM IAW 903.3.1.1 706.6: 30" FIRE WALL EXTENSION ABOVE ROOF PER EXCEPTION 4, NO ROOF OPENINGS, CLASS B ROOF, ROOF PROTECTED WITH 5/8" TYPE X GWB AT UNDERSIDE OF ROOF SHEATHING SUPPORTED BY NOT LESS THAN 2" NOMINAL LEDGERS ATTACHED TO SIDES OF ROOF FRAMING MEMBERS FOR AT LEAST 4 FT ON BOTH SIDES OF FIRE WALL. 706.8, EXCEPTION 2: BOTH BUILDINGS SPRINKLERED IAW 903.3.1.1 TABLE 716.1(2) OPENING PROTECTIVES: 3-HR FIRE DOOR/ SHUTTER (OR 1-1/2-HR EACH SIDE PER FOOTNOTE a), IF GLAZING TYPE D-H-W-180 IAW TABLE 716.1(1)
FIRE PROTECTION	BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE PROTECTION SYSTEM THROUGHOUT IN IAW WITH OSSC 903.3.1.1 AND DESIGNED TO ACCOMMODATE HAZARD CLASSES 1-4, WITH AN INTERIOR CLEAR HEIGHT OF 26'-0"
SMOKE AND HEAT VENTS:	POTENTIAL FOR HIGH-PILED COMBUSTIBLE STORAGE PER 910.2.2, INSTALL IN IAW WITH 910.3 OR 910.4 IN BUILDING WITH 903.3.1.1 SPRINKLER SYSTEM. 910.3.2: 20 FT MIN FROM ADJACENT LOT LINES AND FIRE WALLS 10 FT MIN FROM FIRE BARRIERS UNIFORMLY LOCATED 910.3.3: A_{VR} = V/9000 A_{VR} = 929,058 CF / 9000 = 103.2 SF A_{VR}
INTERIOR FINISH F & S:	CLASS C - INTERIOR EXIT STAIRS, ROOMS AND ENCLOSED SPACES
EXIT TRAVEL DISTANCE	
F-1 OCCUPANCY:	1006.2.1: <49 OCC, COMMON PATH OF EGRESS < 100'-0" (SPRINKLERED) 1017.2: EXIT ACESS TRAVEL DISTANCE < 250'-0" (SPRINKLERED)
S-1 OCCUPANCY:	1006.2.1: <29 OCC, COMMON PATH OF EGRESS < 100'-0" (SPRINKLERED) 1017.2: EXIT ACESS TRAVEL DISTANCE < 250'-0" (SPRINKLERED)
FREEZE PROTECTION:	GAS FIRED UNIT HEATING SYSTEM LOCATED IN WAREHOUSE WITH A THERMOSTAT HAVING A MAXIMUM SET POINT CAPACITY OF 45°F MOUNTED NOT LOWER THAN THE HEATING UNIT WITH AN OUTPUT CAPACITY NOT EXCEEDING 15 Btu/hr.ft2 OR 4 Watts/ft2 OF HEATED FLOOR AREA.

ENERGY CODE ANALYSIS

TABLE 5.5-4 BUILDING ENVELOPE REQUIREMENTS FOR CLIMATE ZONE 4 (A, B, C)

ROOFS:	
INSULATION ENTIRELY ABOVE DECK:	R-30 C.I., NON-RESIDENTIAL
WALLS ABOVE GRADE:	
MASS	R-9.5 C.I., NON-RESIDENTIAL
WALLS BELOW GRADE:	
N/A	R-7.5 C.I., NON-RESIDENTIAL
SLAB-ON-GRADE FLOORS:	
UNHEATED	R-15 FOR 24"
VERTICAL FENESTRATION:	
FIXED:	0.36, ASSY MAX U, NON-RESIDENTIAL 0.36, ASSY MAX SHGC, NON-RESIDENTIAL 1.10, ASSY MIN VT/ SHGC, NON-RESIDENTIAL
OPERABLE:	0.45, ASSY MAX U, NON-RESIDENTIAL 0.33, ASSY MAX SHGC, NON-RESIDENTIAL 1.10, ASSY MIN VT/ SHGC, NON-RESIDENTIAL
ENTRANCE DOOR:	0.63, ASSY MAX U, NON-RESIDENTIAL 0.33, ASSY MAX SHGC, NON-RESIDENTIAL 1.10, ASSY MIN VT/ SHGC, NON-RESIDENTIAL
SKYLIGHT:	
ALL TYPES:	0.50, ASSY MAX U, NON-RESIDENTIAL 0.40, ASSY MAX SHGC, NON-RESIDENTIAL
SKYLIGHT SIZE/ QUANTITY:	
DAYLIGHT AREA UNDER SKYLIGHT	.7 x 26 FT CEILING HEIGHT = 18.2' 4'W x 8'L + 36.4' EW = 40.4'W x 44.4'L = 1,794 SF
BUILDING AREA / DAYLIGHT AREA	35,733 SF / 1,794 SF = 20 SKYLIGHTS, MIN

SECTION 5.4.3.1.2 CONTINUOUS AIR BARRIER DESIGN AND INSTALLATION

CONTINUOUS AIR BARRIER SHALL BE DESIGNED TO RESIST POSITIVE AND NEGATIVE PRESURES FROM WIND, STACK EFFECT, AND MECHANICAL VENTILATION AND ALLOW FOR ANTICIPATED MOVEMENTS.

THE FOLLOWING AREAS OF THE CONTINUOUS AIR BARRIER IN THE BUILDING ENVELOPE SHALL BE WRAPPED, SEALED, CAULKED, GASKETED OR TAPED IN AN APPROVED MANNER TO MINIMIZE AIR LEAKAGE:

A. JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B. JUNCTIONS BETWEEN WALLS AND FLOORS, BETWEEN WALLS AT BUILDING CORNERS AND BETWEEN WALLS AND ROOFS.
C. PENETRATIONS THROUGH THE CONTINUOUS AIR BARRIER IN BUILDING ENVELOPE ROOFS, WALLS AND FLOORS.
D. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
E. JOINTS, SEAMS, CONNECTIONS BETWEEN PLANES AND OTHER CHANGES IN CONTINUOUS AIR BARRIER MATERIALS.

BUILDING SUMMARY

PROJECT DESCRIPTION

THIS PROPOSED DEVELOPMENT SCOPE IS AN APPROXIMATELY 36,000 SF COMMERCIAL BUILDING WITH B, F-1 AND S-1 OCCUPANCIES. THE BUILDING WILL BE CONSTRUCTED AS A CORE AND SHELL WITH POTENTIAL FUTURE OFFICE TENANT IMPROVEMENT OF APPROXIMATELY 4,000 SF ON THE GROUND FLOOR AND APPROXIMATELY 4,000 SF ON A MEZZANINE. THE WAREHOUSE/ MANUFACTURING IS A SINGLE STORY AREA OF APPROXIMATELY 36,000 SF. THE BUILDING WILL BE TILT-UP CONCRETE AND WILL HAVE APPROXIMATELY 64 PARKING SPACES INCLUDING 3 ADA PARKING SPACES, 1 DOCK OVERHEAD DOOR AND 1 DRIVE-IN OVERHEAD DOOR AND STOREFRONT ENTRANCE. ACCESS TO THE SITE WILL BE VIA SW GALBREATH DRIVE. THE BUILDING WILL BE APPROXIMATELY 32'-0" TALL.

LOT DESCRIPTION

MAP & TAX LOT ID #2S128BC00700

LOT 13, INDUSTRIAL PARK OF SHERWOOD, NW 1/4 SEC 28, T2S, R1W, W.M., CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON.

ZONING REVIEW

CHAPTER 16.040 - LAND USE DISTRICTS
ZONING - C-2 GENERAL COMMERCIAL

CHAPTER 16.31.020 - PERMITTED USES FOR GI
BUSINESS & PROFESSIONAL, LIMITED TO 5,000 SF
MANUFACTURE...ASSEMBLING...FABRICATION OF PRODUCTS CONTAINED WHOLLY WITHIN AN ENCLOSED BUILDING PROVIDED EXTERIOR ODOR AND NOISE IS CONSISTENT WITH MUNICIPAL CODE STANDARDS AND THERE IS NO UNSCREENED STORAGE AND NOT OTHERWISE REGULATED IN THE CODE.
DISTRIBUTION, WAREHOUSING AND STORAGE ASSOCIATED WITH A PERMITTED USE OPERATING ON THE SAME SITE.

CHAPTER 16.31.030 - DIMENSIONAL STANDARDS FOR GI
LOT AREA, INDUSTRIAL USES: 20,000 SF
LOT AREA, COMMERCIAL USES: 20,000 SF
LOT WIDTH AT FRONT PROPERTY LINE: 100 FT
LOT WIDTH AT BUILDING LINE: 100 FT
BUILDING SETBACKS, MIN:
FRONT: NONE
SIDE: NONE
REAR: NONE
CORNER LOT STREET SIDE: NONE
BUILDING HEIGHT, MAX - 50 FT

CHAPTER 16.94.020 - VEHICLE PARKING
INDUSTRIAL:
MIN: 1.6/1,000 SF
MAX: NONE
DIMENSIONS, 2-WAY, 90-DEG:
8.0'W x 18.0'L, 26.0' AISLE, 3.0' BUMPER OVERHANG
9.0'W x 20.0'L, 24.0' AISLE, 3.0' BUMPER OVERHANG

CHAPTER 16.94.020 - BICYCLE PARKING
INDUSTRIAL:
MIN: 2 OR 1 PER 40 AUTO SPACES = 2
DIMENSIONS:
2.0'W x 6.0'L

CHAPTER 16.94.030 - LOADING
2 SPACES REQUIRED:
(1) OUTRIGHT @ 250 SF
(1) 20,000 SF - 50,000 SF @ 500 SF
MIN: 10.0'W x 25.0'L x 14.0'H

SHEET INDEX

DEFERRED SUBMITTALS

ITEMS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE WHO WILL DISTRIBUTE THEM TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM, STAMP THEM AND RETURN THEM TO THE GENERAL CONTRACTOR WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR SUBMITTING DOCUMENTS TO THE JURISDICTION.

NOTES:
- SUBMIT SHOP DRAWINGS FOR REVIEW OF DESIGN INTENT COMPLIANCE PRIOR TO FABRICATION OF THE FOLLOWING:

1. MECHANICAL
2. ELECTRICAL
3. LIGHTING COMPLIANCE
4. PLUMBING
5. STOREFRONT AND OTHER GLAZING SYSTEMS
6. METAL GUARDRAILS AND HANDRAILS
7. TRUSSES / OPEN WEB JOISTS
8. SHIP LADDER AND ATTACHMENTS
9. EXIT ILLUMINATION
10. FIRE SPRINKLER
11. FIRE ALARM SYSTEM
12. KNOX BOX

PROJECT TEAM

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Structural Engineer:

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VICINITY MAP

PROJECT SITE

SITE PLAN REVIEW REV 1 - APRIL 2022

MILDREN DESIGN GROUP

ARCHITECTURE | INTERIORS

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(503) 244-0552

Client/ Owner:

TRESKE PRECISION MACHINING

14140 SW GALBREATH DRIVE, SHERWOOD, OR 97140

Project:

TRESKE BUILDING 4

14180 SW GALBREATH DRIVE
SHERWOOD, OREGON
97140

Sheet Title:

COVER SHEET

Revisions:

#	Description	Date

Date: 4/29/2022

Drawn by: Author | Checked by: Checker

Job Number: 121143

Sheet

CS

ABREVIATIONS

A/V	AUDIO VISUAL
AB	ANCHOR BOLT
AC	AIR CONDITIONING
ACDN	ACCORDION
ACP	ACOUSTICAL CEILING PANEL
ACST	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADJ	ADJUST, ADJUSTABLE
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
AP	ASPHALTIC PAVING
APP	APPROXIMATELY
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AUTO	AUTOMATIC
B #	BASE
BALC	BALCONY
BD	BOARD
BDRM	BEDROOM
BITUM	BITUMINOUS
BKR	BACKER
BL	BLINDS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLKT	BLANKET
BLT IN	BUILT-IN
BM	BEAM
BOC	BOTTOM OF CURB
BOT/BTM	BOTTOM
BOW	BOTTOM OF WALL
BRK	BRICK
BSMT	BASEMENT
BTR	BETTER
BU	BUILT-UP
C#	CARPET
C/W	CURTAIN WALL
CAB	CABINET
CB	CATCH BASIN
CC	CUBICLE CURTAIN
CEM	CEMENT, CEMENTITIOUS
CG	CORNER GUARD
CI	CAST IRON
CJ	CONTROL JOINT
CK TP	COOK TOP
CL	CENTER LINE
CLG	CEILING
CLO	CLOSER
CLOS	CLOSET
CLR	CLEAR
CNTR	COUNTER
COILG	COILING
COL	COLUMN
COMP	COMPOSITE, COMPENSATION
CONC	CONCRETE
COND	CONDITION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT	CARPET
CTG	COATING
CTR	CENTER
CTRL	CONTROL
CTSK	COUNTERSINK
CTV	CABLE TV
CU	CUBIC
CUST	CUSTOM
CWK	CASEWORK
D/W	DISHWASHER
DAAC	DIRECT-APPLIED ACOUSTICAL CEILING
DBL	DOUBLE
DEC	DECORATIVE
DEFL	DEFLECTION
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DIMP	DIMPLED PLASTIC
DKG	DECKING
DMFG	DAMPPROOFING
DS	DOWNSPOUT
DWG	DRAWING
DWR	DRAWER
(E)	EXISTING
EA	EACH
EF	EPOXY FLOORING, EACH FACE
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENTR	ENTRANCE
EPS	EXPANDED POLYSTYRENE
EQ	EQUAL
EQPT	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP	EXPANSION
EXPO	EXPOSED
EXT	EXTERIOR
EF	EXHAUST FAN
F	FABRIC, FIBER
F FIN	FACTORY FINISH
FA	FIRE ALARM, FLUID APPLIED
FAB	FABRICATIONS
FB	FLAT BAR
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR, FACTORY FINISH

ABREVIATIONS

FF SAM	FOIL FACED SELF-ADHERED MEMBRANE
FFAC	FIBER FACED ACOUSTICAL CEILING
FFE	FINISH FLOOR ELEVATION
FG	FULL GLASS
FGL	FIBERGLASS
FH	FLAT HEAD
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FLDG	FOLDING
FLR	FLOOR
FLRG	FLOORING
FLSHG	FLASHING
FM	FRAME
FMD	FORMED
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR
FOIO	FURNISHED BY OWNER INSTALLED BY OWNER
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FP	FIREPROOF
FPFG	FIREPROOFING
FR	FIRE RATED, FIRE RESISTIVE
FRM	FRAMED, FRAMING
FRT	FIRE RETARDANT TREATED
FS	FULL SIZE, FIRESTOP
FT	FOOT, FEET
FTG	FOOTING
FURRG	FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GBATH	GUEST BATH
GBDRM	GUEST BEDROOM
GD	GARBAGE DISPOSAL
GFRG	GLASS FIBER REINFORCED GYPSUM
GI	GALVANIZED IRON
GL	GLASS
GLB	GLU-LAMINATED BEAM
GND	GROUND
GR	GRADE
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HCP	HOLLOW CORE PLANK
HDBD	HARDBOARD
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HT SAM	HIGH TEMPERATURE SELF-ADHERED MEMBRANE
IAW	IN ACCORDANCE WITHI
ICF	INSULATED CONCRETE FORMS
ID	INSIDE DIAMETER
IFS	INSULATION FINISH SYSTEM
IN	INCH, INCHES
INSUL	INSULATION
INT	INTERIOR
INTG	INTEGRATED
INTUM	INTUMESCENT
JAN	JANITOR
JST	JOIST
JT	JOINT, JOINTS
L	LINEN
LAM	LAMINATE
LAV	LAVATORY
LF	LINEAL FEET, LINEAR FOOTAGE
LIB	LIBRARY
LIN	LINEAR
LIN FT	LINEAL FEET
LKR	LOCKER
LP	LIME PLASTER
LT	LIGHT
LV	LIVING
LVR	LOUVER
MACH	MACHINE
MAINT	MAINTENANCE
MAX	MAXIMUM
MB	MACHINE BOLT
MBATH	MASTER BATHROOM
MBDRM	MASTER BEDROOM
MC	MEDICINE CABINET
MCP	MODIFIED CEMENT PLASTER
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MED	MEDICATION. MEDICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
MUL	MULLION
MW	MICROWAVE
N-C	NO CEILING
NC	NON COMBUSTIBLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER

ABREVIATIONS

OFF	OFFICE
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE, OPPOSITE HAND
ORN	ORNAMENTAL
OZ	OUNCE
P	PAINT
P/L	PROPERTY LINE
PAN	PANTRY
PC	PRECAST
PCTF	PORTLAND CEMENT TERRAZZO FLOORING
PDRM	POWDER ROOM
PED	PEDESTRIAN
PERF	PERFORATED
PGRG	POLYMER GLASS FIBER REINFORCED GYPSUM
PH	PENTHOUSE
PKG	PACKAGE
PKGAR	PARKING GARAGE
PL	PLATE
PL-#	PLASTIC LAMINATE (PLAM)
PLAST	PLASTER, PLASTIC
PNL	PANEL
POL	POLISHED
POLYISO	POLYISOCYANURATE
PP	POWER POLE
PR	PAIR
PREFIN	PREFINISHED
PREM	PREMIUM
PRKG	PARKING
PROP	PROPERTY
PRT BD	PARTICLE BOARD
PSI	POUNDS PER SQUARE INCH
PT	PRESERVATIVE TREATED, POST-TENSIONED
PTD	PAPER TOWEL DISPENSER
PTD/R	PAPER TOWEL DISPENSER AND RECEPTACLE
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
PWD	PLYWOOD
R	RISER, RISERS
RAD	RADIUS
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REHAB	REHABILITATION
REINF	REINFORCED, REINFORCING
REQ	REQUIREMENTS, REQUIRED
RES	RESIN
RESIL	RESILIENT
RF	RESILIENT FLOORING
RFG	ROOFING
RG	RANGE
RH	ROBE HOOK
RLG	RAILING
RM	ROOM
RO	ROUGH OPENING
RR	REST ROOM
RU	RESILIENT URETHANE
S&R	STILE AND RAIL
S&V	STAIN AND VARNISH
S/S	SERVICE SINK
SAM	SELF-ADHERED MEMBRANE
SBS	STYRENE BUTADIENE STYRENE
SC	SEALED CONCRETE, SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SCRN	SCREEN
SD	SOAP DISPENSER
SDG	SIDING
SECT	SECTION, SECTIONAL
SF	SQUARE FEET, STOREFRONT
SG	SAFETY GLASS
SGL	SINGLE
SH	SHINGLES
SHOT	SHOTCRETE
SHT	SHEET
SHTG	SHEATHING
SHWR	SHOWER
SIM	SIMILAR
SIMU	SIMULATED
SKLT	SKYLIGHT
SLDG	SLIDING
SLNT	SEALANT
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SOG	SLAB ON GRADE
SQ	SQUARE
SS	STAINLESS STEEL
SS#	SOLID SURFACE
ST	STONE
ST SM	STANDING SEAM
STD	STANDARD
STL	STEEL
STN	STAIN
STOR	STORAGE
STR	STAIR, STAIRS
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD, TREADS
T#	TILE
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T&M	TIME AND MATERIALS
TB	TACK BOARD, TOWEL BAR
TEL	TELEPHONE
TF	TERRAZZO FLOORING
THK	THICK
THRES	THRESHOLD
TMPD	TEMPERED
TOC	TOP OF CURB
TOPL	TOP OF PLATE
TOPV	TOP OF PAVEMENT
TOW	TOP OF WALL

ABREVIATIONS

TPD	TOILET PAPER DISPENSER
TR	TOILET ROOM
TRAF	TRAFFIC
TRANSL	TRANSLUCENT
TU	TILT-UP
TV	TELEVISION
TYP	TYPICAL
UNDLY	UNDERLAYMENT
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
VCT	VINYL COMPOSITION TILE
VEG	VEGETATED
VEHIC	VEHICULAR
VERT	VERTICAL
VEST	VESTIBULE
VFY	VERIFY
VG	VERTICAL GRAIN
VNR	VENEER
VP	VENEER PLASTER
VR	VAPOR RETARDER
W/	WITH
W/H	WATER HEATER
W/O	WITHOUT
WC	WALLCOVERING, WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WOOD FLOORING
WH	WALL HUNG
WP	WATERPROOF
WPFG	WATERPROOFING
WR	WATER RESISTANT, WATER RESISTIVE
WRB	WEATHER RESISTIVE BARRIER
WS	WATERSTOP
WT	WEIGHT
WT	WATERTIGHT
WW	WINDOW WALL
WWF	WOVEN WIRE FABRIC
XPS	EXTRUDED POLYSTYRENE
YD	YARD

TAGS

DOOR — A101 — DOOR NUMBER

KEYNOTE — ? — KEYNOTE NUMBER

WINDOW — 1t — WINDOW TYPE

REVISION — 1 DESCRIPTION — REVISION NUMBER

EXTERIOR ELEVATION — SIM — 1 A101 — ELEVATION NUMBER, SHEET NUMBER

INTERIOR ELEVATION — 1 — SIM A101 — ELEVATION NUMBER, SHEET NUMBER

BUILDING SECTION — SIM — 1 A101 — SECTION NUMBER, SHEET NUMBER

WALL SECTION — SIM — 1 A101 — SECTION NUMBER, SHEET NUMBER

DETAIL — SIM — 1 A101 — SECTION NUMBER, SHEET NUMBER

FLOOR, ROOF OR WALL ASSEMBLY — 6A.8 — 0.555 Bl — ASSEMBLY NUMBER, MODIFIER, CORE WIDTH, FIRE RATING

CEILING — 10'-0" — CEILING HEIGHT

ROOM — ROOM UNIT TYPE / ROOM NAME — 101 — 150 SF — ROOM NUMBER, ROOM AREA

DRAWING / DETAIL TITLE — 01 VIEW NAME — 1/8" = 1'-0" — SCALE, NUMBER ON SHEET

FIRE LIFE / SAFETY — NAME — AREA X — OCC. LOAD X/Y — FUNCTION 14 — LOAD FACTOR Y — ROOM FUNCTION, OCCUPANT LOAD FACTOR, OCCUPANT AREA (SF), ROOM OCCUPANT LOAD

MATERIALS

DIVISION 03
- CONCRETE

DIVISION 04
- BRICK VENEER
- CMU

DIVISION 05
- ALUMINUM
- STEEL

DIVISION 06
- PLYWOOD
- MOISTURE RESISTANT SHEATHING
- SAWN LUMBER: CONTINUOUS
- SAWN LUMBER: BLOCKING
- FINISH LUMBER
- GLUE LAMINATED BEAM/ COLUMN

DIVISION 07
- BATT INSULATION
- RIGID BOARD INSULATION
- MINERAL FIBER INSULATION
- FOAMED-IN-PLACE INSULATION
- BACKER ROD AND SEALANT

DIVISION 09
- GYPSUM WALLBOARD

SYMBOLS

GRID — A

NORTH ARROWS — PLAN NORTH — NORTH

ELEVATION DATUM — ### - ##"

PROJECT NOTES

GENERAL
1. THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATIONS ARE THE PROPERTY OF MDG AND SHALL NOT BE COPIED OR REUSED FOR ANY OTHER PROJECT.
2. THE VARIOUS CONSTRUCTION DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY, WHAT IS SHOWN FOR EITHER IS BINDING AND REQUIRED FOR ALL. PROVIDE WORK SHOWN OR REFERRED TO ON ONE SET OF DRAWINGS AS THOUGH SHOWN ON ALL RELATED DRAWINGS. CONTRACTOR TO COORDINATE ALL DRAWINGS AND SPECIFICATIONS TO COMPLETE THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPENCIES OR CONFLICTS.
3. THE SPECIFICATIONS CONTAIN PERTINENT DETAILED INFORMATION ABOUT EACH BUILDING COMPONENT; THEY ARE A PART OF THE CONTRACT DOCUMENTS AND MUST BE USED IN CONJUNCTION WITH THE DRAWINGS.
4. NO BUILDING COMPONENT SHOWN ON THESE DRAWINGS SHALL BE INCORPORATED INTO THE WORK UNTIL SHOP DRAWINGS, SAMPLES, BROCHURES OR OTHER SUBMITTALS CALLED FOR IN THE SPECIFICATIONS HAVE BEEN REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR AND SUBSEQUENTLY REVIEWED BY THE ARCHITECT.
5. VERIFY SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
6. COORDINATE THE WORK OF DELEGATED DESIGNERS WITH THE WORK OF OTHER TRADES.
7. WOOD IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE-TREATED.
8. CONCEALED WOOD USED IN TYPE I AND TYPE II CONSTRUCTION SHALL BE FIRE RETARDANT TREATED
9. FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE CORROSION RESISTANT.
10. PROVIDE BLOCKING OR OTHER CONCEALED SUPPORTS WITHIN WALLS AS REQUIRED FOR HANDRAILS, CASEWORK, GRAB BARS, ART WORK, SHELVING, AND OTHER APPLIED WALL MOUNTED FIXTURES, FINISHES OR EQUIPMENT.
11. COORDINATE MECHANICAL, PLUMBING, AND ELECTRICAL ACCESS DOOR LOCATIONS WITH ARCHITECT.

DIMENSIONS
1. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. DO NOT ADJUST CLEAR DIMENSIONS WITHOUT APPROVAL OF THE ARCHITECT.
3. DIMENSIONS ARE MEASURED FROM GRID LINES, PROPERTY LINES, FACE OF CONCRETE, FACE OF MASONRY, CENTERLINE OF STUD OR CENTERLINE OF THE AIR GAP (AT DOUBLE STUD ROW WALLS) UNLESS OTHERWISE NOTED.
4. DIMENSIONS NOTED AS 'CLEAR' OR 'INSIDE CLEAR' ARE MEASURED FROM THE FACE OF FINISHED SURFACE(S).
5. NOTES TO 'ALIGN' REFER TO FINISHED FACE OF INDICATED SURFACES.
6. LOCATE FACE OF HINGE SIDE DOOR JAMBS 4" AWAY FROM ADJACENT WALL UNLESS NOTED OTHERWISE
7. 'FLOOR LINE'' 'FLOOR' OR 'FLOOR LEVEL 'REFER TO TOP OF CONCRETE SLAB OR TOP OF CEMENTITIOUS UNDERLAYMENT; FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE.
8. 'FINISH FLOOR' REFERS TO THE TOP OF FLOORING.
9. ALIGN CENTER OF CLOSET DOORS WITH THE CENTER OF CLOSET WALL IN WHICH THEY OCCUR, UNLESS NOTED OTHERWISE.
10. RESIDENTIAL CLOSETS ARE 24" MAXIMUM DEPTH UNLESS NOTED OTHERWISE. WING WALLS ADJACENT TO CASEWORK SHALL PROJECT 2" BEYOND FINISHED COUNTER EDGE, UNLESS NOTED OTHERWISE.

ACCESSIBILITY
1. REFER TO SHEETS STARTING AT G0.2 FOR SPECIFIC ACCESSIBILITY REQUIREMENTS PERTAINING TO OUTLET LOCATIONS AND HEIGHTS, SWITCH LOCATIONS AND HEIGHTS, GRAB BARS, WALL BLOCKING, FLOOR CLEARANCES, COUNTERTOP HEIGHTS, LOCATION OF PLUMBING CONTROLS, ETC.
2. CHANGES IN FINISH FLOOR ELEVATION IN EXCESS OF 1/4", MEASURED FROM LOWEST POINT ON EITHER SIDE OF THRESHOLD TO HIGHEST POINT ON THRESHOLD, SHALL BE BEVELED AT 1:2. IN NO CASE SHALL FLOOR TRANSITIONS AND CHANGES IN LEVEL IN FLOOR SURFACE BE MORE THAN 1/4" MAX IN VERTICAL HEIGHT.

SIGNAGE
1. PROVIDE EXIT SIGNAGE IN ACCORDANCE WITH OSSC 1013.
2. PROVIDE ACCESSIBILITY SIGNAGTE IN ACCORDANCE WITH OSSC 1111.
3. PROVIDE CODE-REQUIRED 'IN CASE OF FIRE…' SIGNAGE AT ELEVATOR CALL STATIONS.
4. IDENTIFY ALL FIRE-RATED ENCLOSURES CONCEALED ABOVE CEILINGS USING MIN. 3" HIGH RED LETTERING READING: 'FIRE AND/OR SMOKE BARRIER – PROTECT ALL OPENINGS'.
5. AT ROOMS WITH AN OCCUPANT LOAD OF 50 OR GREATER, SIGNAGE WITH THE MAXIMUM ALLOWABLE OCCUPANT LOAD SHALL BE POSTED AT THE MAIN ENTRANCE TO THE ROOM.
6. PROVIDE SIGNAGE IN EXIT STAIRWAYS AS FOLLOWS:
   a. AT EACH FLOOR LANDING IN BUILDING GREATER THAN 3 STORIES
   b. A SIGN INDICATING IF THE STAIR PROVIDES ROOF ACCESS
   c. AT LANDINGS OF STAIRS WITH MULTIPLE DOORS, INDICATE ANY DOOR WITH DIRECT ACCESS TO AN ENCLOSED ELEVATOR LOBBY

HORIZONTAL AND VERTICAL ASSEMBLIES
1. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF, AND ADDITIONAL REQUIREMENTS FOR LOAD-BEARING AND SHEAR WALLS.
2. STUD SIZE AND CORE THICKNESSES ARE INDICATED ON THE ASSEMBLY TYPE TAGS ON THE DRAWINGS; REFER TO THE TAG LEGEND ON SHEET G0.1.
3. GYPSUM WALLBOARD IS 5/8" TYPE 'X' UNLESS NOTED OTHERWISE.
4. WEATHER-RESISTIVE BARRIERS AND/OR VAPOR RETARDERS DESIGNATED AS "AB" ALSO FUNCTION AS AIR BARRIERS. SEAL ALL EDGES, INTERSECTIONS AND LAPS, TO CREATE AN AIR-TIGHT ENCLOSURE
5. FIRE RATED ASSEMBLIES: SEAL ALL EDGES AND INTERSECTIONS WITH FIRE CAULKING; COVER ALL RECESSED DEVICES WITH FIRE PROTECTIVE COVERINGS TO MEET THE REQUIREMENTS OF THE LISTING SOURCE AND AUTHORITY HAVING JURISDICTION (AHJ). INSTALL ALL MATERIALS IN STRICT ACCORDANCE WITH THE PUBLISHED REQUIREMENTS OF THE LISTING SOURCE, INCLUDING BUT NOT LIMITED TO: STUD GAGE AND SPACING, FASTENER SIZE AND SPACING, ORIENTATION OF GYPSUM WALLBOARD, OFFSETS OF JOINTS BETWEEN ADJACENT LAYERS OR OPPOSITE SIDES OF WALL, BRIDGING AND CROSS BRACING.
6. FIRE RATING AGENCY REQUIREMENTS INDICATE THE MINIMUM NEEDED TO ACHIEVE FIRE RATING; ADDITIONAL LAYERS, OR THICKER LAYERS, OF GYPSUM WALLBOARD OR SHEATHING MAY BE SHOWN TO MEET OTHER PROJECT REQUIREMENTS.
7. SEAL AND OTHERWISE PROTECT PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION USING APPROVED FIRESTOPPING SYSTEMS TO MAINTAIN THE FIRE RATING OF THE ASSEMBLY BEING PENETRATED.
8. USE ACOUSTICALLY RATED FIRE SEALANT WHEREVER FIRE RATED CONSTRUCTION IS ALSO ACOUSTICALLY RATED.
9. SEAL PENETRATIONS THROUGH ACOUSTICALLY-RATED CONSTRUCTION TO MAINTAIN THE ACOUSTICAL RATING OF THE ASSEMBLY BEING PENETRATED.
10. SEAL PENETRATIONS IN ACOUSTICALLY RATED WALLS. WRAP BACKS OF ALL RECESSED DEVICES WITH ACOUSTIC PADS RATED FOR THE ASSEMBLY.
11. PROVIDE WATERSTOPS AT COLD JOINTS IN BELOW GRADE CONCRETE ASSEMBLIES AT THE EXTERIOR WALLS OF THE BUILDING.
12. PROVIDE DEFLECTION COMPENSATION AT TOP OF WALLS SECURED TO THE UNDERSIDE OF CONCRETE SLABS OR METAL DECK.
13. INSTALL FIREBLOCKING IN WALLS OF COMBUSTIBLE FRAMING AT THE CEILING AND FLOOR LEVELS AND AT MAX HORIZONTAL INTERVALS OF 10 FEET OR AS REQUIRED BY THE AHJ.
14. INSTALL FIREBLOCKING AT THE INTERSECTION OF COMBUSTIBLE WALLS AND HORIZONTAL ASSEMBLIES WITH CONCEALED SPACES OF AS REQUIRED BY THE AHJ.
15. INSTALL FIREBLOCKING IN STAIRS OF COMBUSTIBLE FRAMING IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF EACH RUN OR AS REQUIRED BY THE AHJ.
16. INSTALL FIREBLOCKING IN CONCEALED SPACES BEHIND EXTERIOR WALL COVERINGS OF COMBUSTIBLE MATERIALS AT MAX. 20 FOOT INTERVALS WITH NO CONCEALED SPACE EXCEEDING 100 SQUARE FEET OR AS REQUIRED BY THE AHJ.

SITE PLAN REVIEW REV 1 - APRIL 2022

MILDREN DESIGN GROUP

ARCHITECTURE | INTERIORS

4875 SW Griffith Drive Suite 300
Beaverton OR, 97005
(503) 244-0552

Client/ Owner:

TRESKE PRECISION MACHINING

14140 SW GALBREATH DRIVE, SHERWOOD, OR 97140

Project:

TRESKE BUILDING 4

14180 SW GALBREATH DRIVE
SHERWOOD, OREGON 97140

Sheet Title:

PROJECT DATA

Revisions:

#	Description	Date

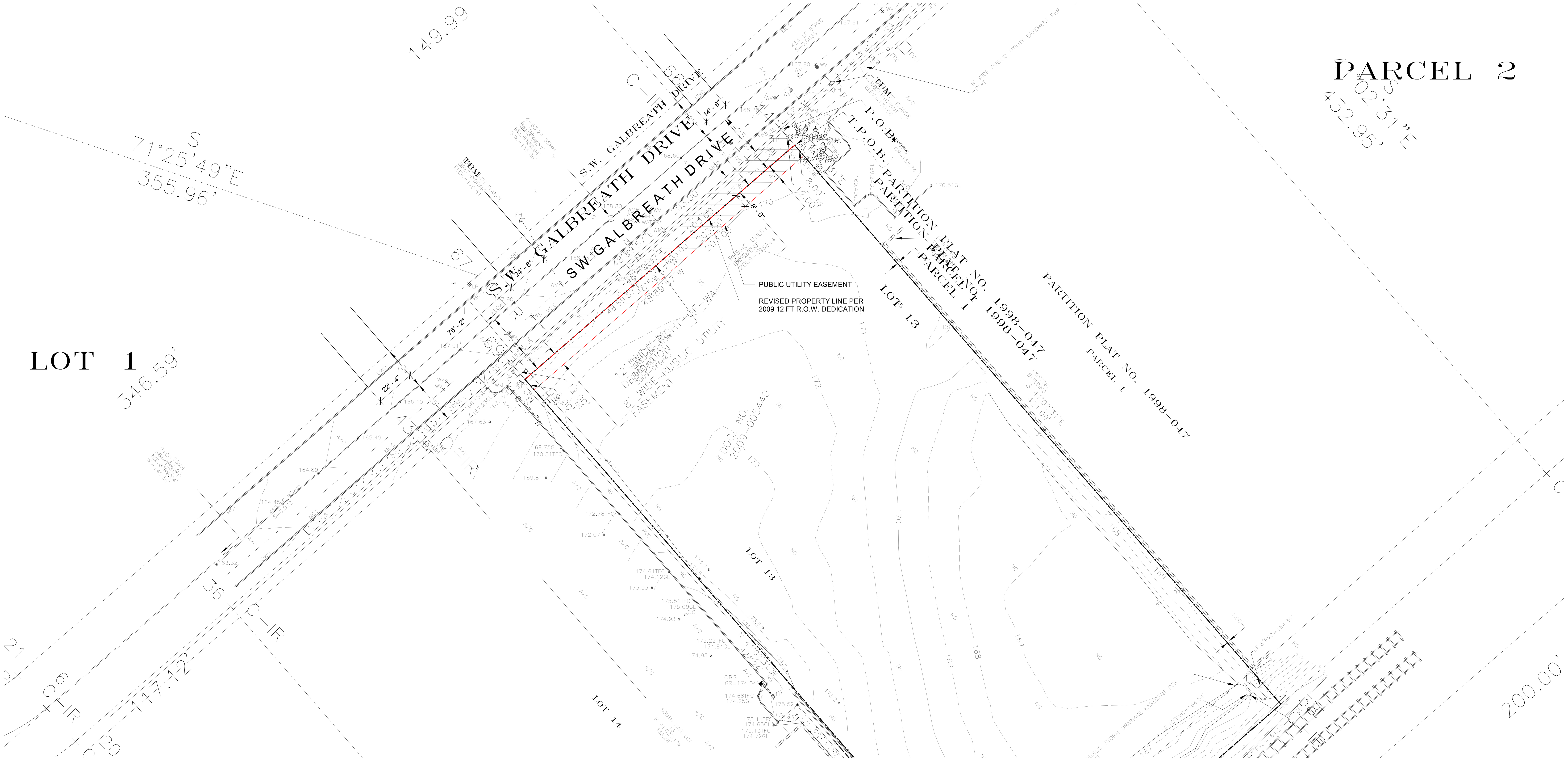
Date: 4/29/2022

Drawn by: Author — Checked by: Checker

Job Number: 121143

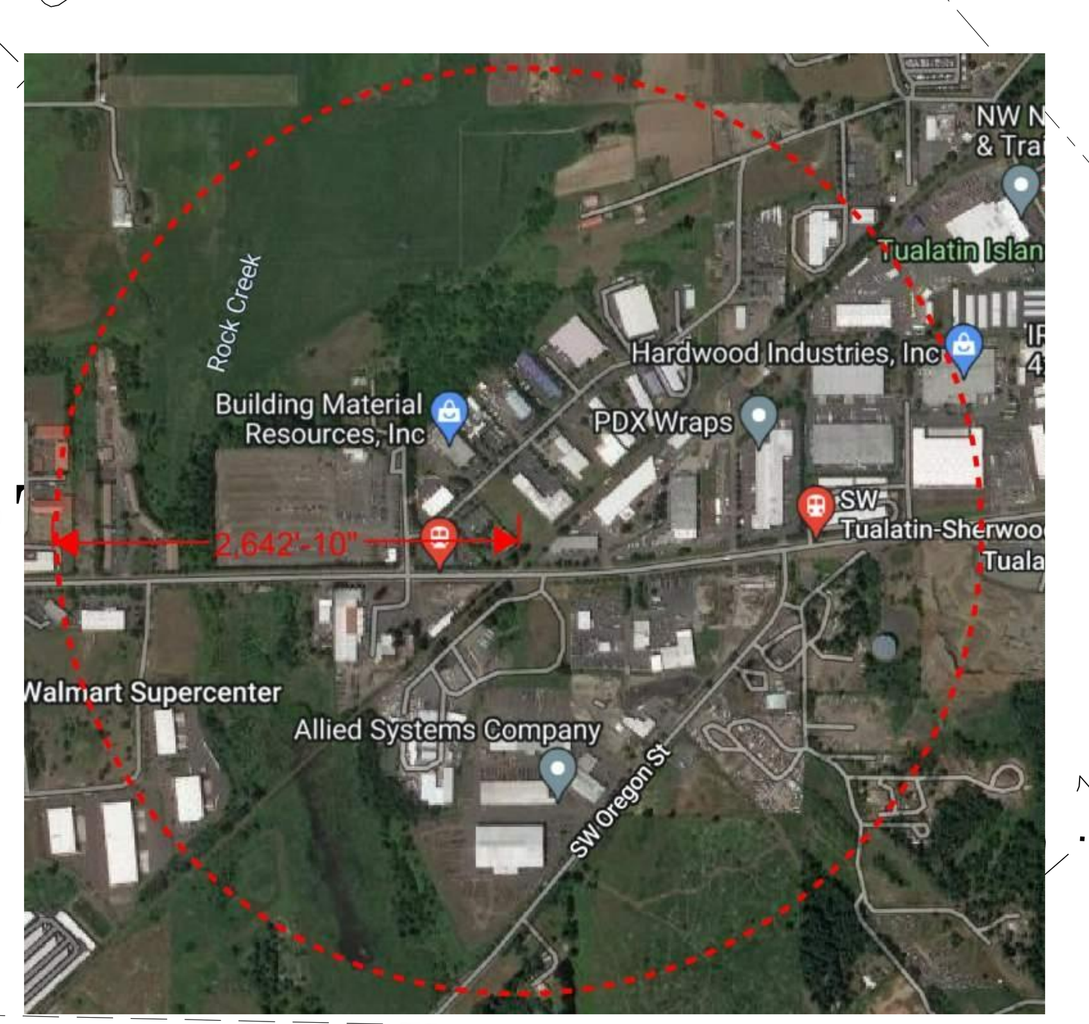
Sheet

G0.1



1 SITE SURVEY

1" = 30'-0"



3 CIRCULATION & TRANSIT

12" = 1'-0"

2 SURROUNDING LAND USES

12" = 1'-0"

SITE PLAN REVIEW REV 1 - APRIL 2022

MILDREN DESIGN GROUP

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Project:

TRESKE BUILDING 4

14180 SW GALBREATH DRIVE
SHERWOOD, OREGON 97140

Sheet Title:

SITE SURVEY AND EXISTING CONDITIONS

Revisions:

#	Description	Date

Date: 4/29/2022

Drawn by: Author

Checked by: Checker

Job Number: 121143

Sheet

G1.0

GENERAL NOTES - SITE PLAN

1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION, CONFLICTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION RELATED TO SUCH.
2. REFER TO CIVIL DRAWINGS FOR GRADING AND UTILITY INFORMATION.
3. CONTRACTORS SHALL VERIFY ALL LOCATIONS OF EXISTING UTILITIES, CARE SHOULD BE TAKE TO AVOID DAMAGE TO OR DISTURBANCE OF EXISTING UTILITIES.
4. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL PUBLIC RIGHT-OF-WAY IMPROVEMENTS.
5. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR THE LOCATION OF THE HOOK-UP.
6. THE CONSTRUCTION SHALL NOT BE WITHIN 10' OF ANY POWER LINES - WHETHER OR NOT THE POWER LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS OR ADDITIONAL EXPENSES.
7. FIRE LANES SHALL BE DESIGNED TO SUPPORT A FIRE APPARATUS LOAD OF 75,000 LBS WITH A WHEEL LOAD OF 12,500 LBS.
8. DELEGATED DESIGN NFPA 13 FIRE SPRINKLER SYSTEM DESIGNED IN ACCORDANCE WITH OSSC 903.3.1.1 WILL BE A DEFERRED SUBMITTAL.
9. FIRE FLOW DEMAND PER OFC APPENDIX B:
   A. PER TABLE B105.2, SECTION 903.3.1.1 DESIGN STANDARD:
      MIN FIRE FLOW = 25% OF VALUE IN TABLE B105.1(2)[a]
      TYPE IIIB, 40,705 SF
      TABLE B105.1(2) FIRE FLOW: 4,250 GPM x 0.25 = 1,063 GPM
      TABLE B105.2 REDUCED FIRE FLOW RATE = **NOT LESS THAN 1,000 GPM**
      DURATION: **4 HRS**

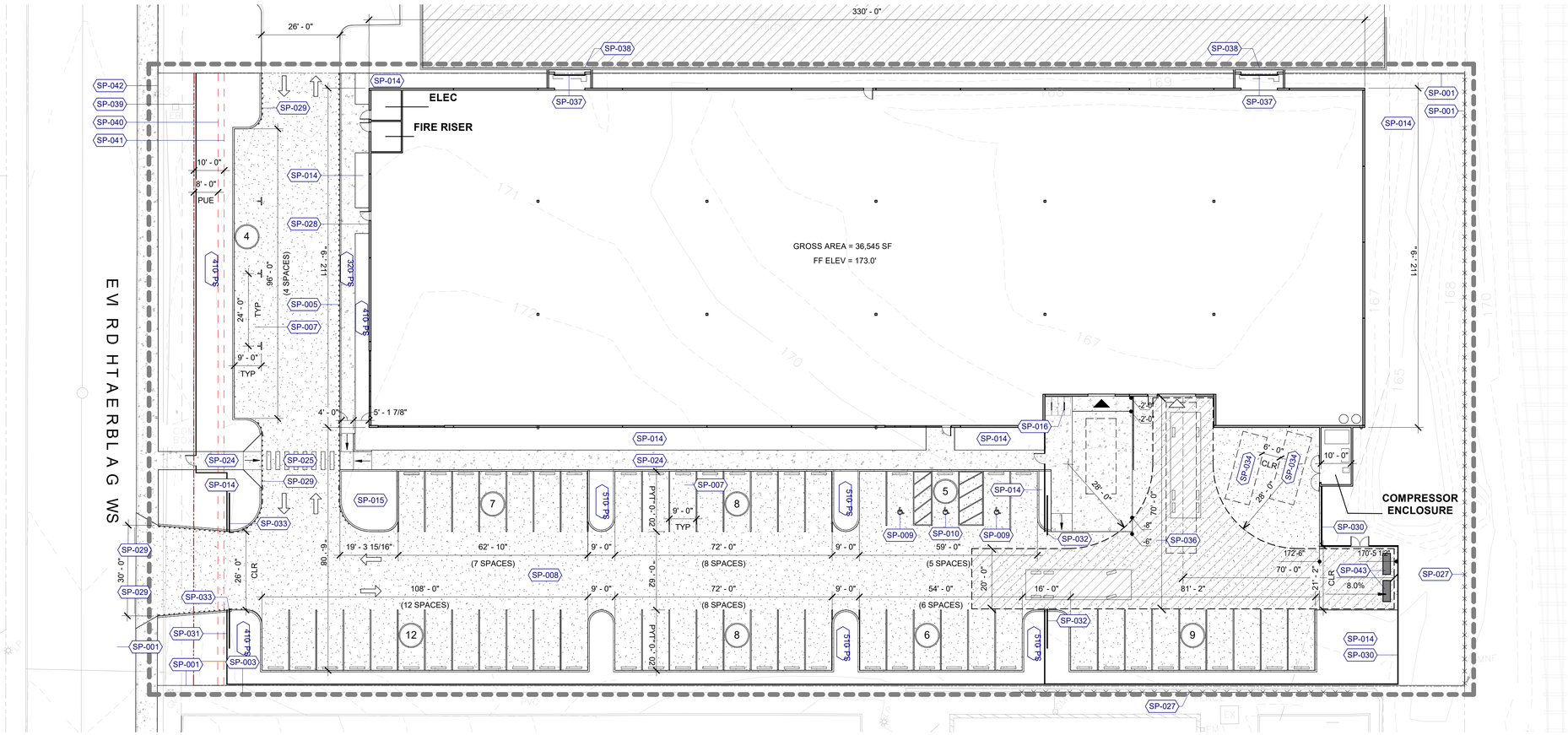
SITE AREA:	85,378 SF = 1.96 ACRE
BUILDING AREA (FOOTPRINT):	36,545 SF
PARKING/ PAVING AREA:	29,561 SF
LOT COVERAGE/ IMPERV AREA:	36,545 SF + 29,561 SF = 66,106 SF 66,106 SF / 85,378 SF = 77.4 %
REQUIRED LANDSCAPING:	45 SF PER PARKING SPACE 59 SPACES x 45 SF/SPACE = 2,655 SF MIN REQ'D 17,570 SF PROPOSED > 2,700 SF, OKAY
VEHICLE PARKING:	
INDUSTRIAL	1.6 x 31,068/1000 = 58.4 SPACES REQ'D, NO MAX
TOTAL	59 SPACES PROPOSED > 58.4, OKAY PER OSSC TABLE 1106.1, (3) ACCESSIBLE SPACES INCLUDING (1) VAN SPACE REQ'D
BICYCLE PARKING:	
INDUSTRIAL	4 >/=2, OKAY
LOADING:	
	(1) OUTRIGHT @ 250 SF (1) 20,000 SF - 50,000 SF @ 500 SF MIN: 10.0'W x 25.0'L x 14.0'H

KEYNOTES

SP-001	PROPERTY LINE
SP-003	LIMITS OF WORK
SP-005	CURB, 6"H
SP-007	PARKING STALL, TYP
SP-008	ASPHALT PAVING
SP-009	ACCESSIBLE PARKING SPACE, AISLE, SIGNAGE AND RAMP - SEE DETAIL
SP-010	VAN ACCESSIBLE PARKING SPACE, AISLE, SIGNAGE AND RAMP - SEE DETAIL
SP-014	LANDSCAPING
SP-015	LANDSCAPE ISLAND
SP-016	BICYCLE RACK, (4) BIKES
SP-023	PEDESTRIAN ACCESS WALKWAY, 4'-0"W
SP-024	PEDESTRIAN ACCESS WALKWAY, 6'-0"W
SP-025	PEDESTRIAN ACCESS CROSSWALK, PAINTED
SP-027	EXISTING FENCE
SP-028	KNOX BOX
SP-029	FIRE LANE CURB PAINTED RED, MARKED "NO PARKING FIRE LANE" AT 25 FT INTERVALS, WHITE LETTERING: 4" STROKE, 6" HIGH
SP-030	FENCE, CHAIN LINK, 8'-0"H, SIGHT OBSCURING, TOPPED WITH BARBED WIRE
SP-031	FENCE, ORNAMENTAL BLACK BAR, 8'-0"H
SP-032	GATE, CHAIN LINK, CANTILEVER, 2x @ 13'-0" (26'-0" CLR), SITE OBSCURING, ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS FOR OPERATION BY FIRE DEPT PERSONNEL
SP-033	GATE, ORNAMENTAL BLACK BAR, CANTILEVER, 2x @ 13'-0" (26'-0" CLR), 30' MIN SETBACK FROM ROADWAY. ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS FOR OPERATION BY FIRE DEPT PERSONNEL
SP-034	40 YD DUMPSTER, NIC
SP-036	LOADING ZONE, 500 SF (10.0'W x 50.0L' X 14.0'H)
SP-037	3-HR FIRE WALL & 3-HR SELF-CLOSING COILING DOOR ON PROPERTY LINE
SP-038	FUTURE OPENING IN EXISTING BUILDING UNDER SEPARATE PERMIT
SP-039	R.O.W. DEDICATION
SP-040	PUBLIC UTILITY EASEMENT
SP-041	LANDSCAPE BUFFER
SP-042	ORIGINAL PROPERTY LINE
SP-043	2- YD TRASH CONTAINER, NIC

LEGEND

- DRIVE-IN DOOR
- DOCK-HEIGHT DOOR
- AREA OF WORK
- FIRE LANE
- 0 — PARKING COUNT SUBTOTAL
- SLOPE DOWN, UNO



1 SITE PLAN
1" = 20'-0"

NORTH PLAN NORTH 0 10' 20' 40' 80'

SITE PLAN REVIEW REV 1 - APRIL 2022

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Sheet

A1.1

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

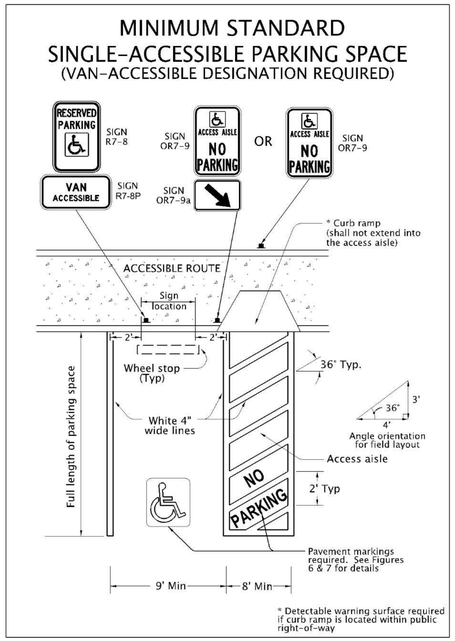


Figure 1

6

1 ODOT - SINGLE-ACCESSIBLE PARKING SPACE
12" = 1'-0"

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

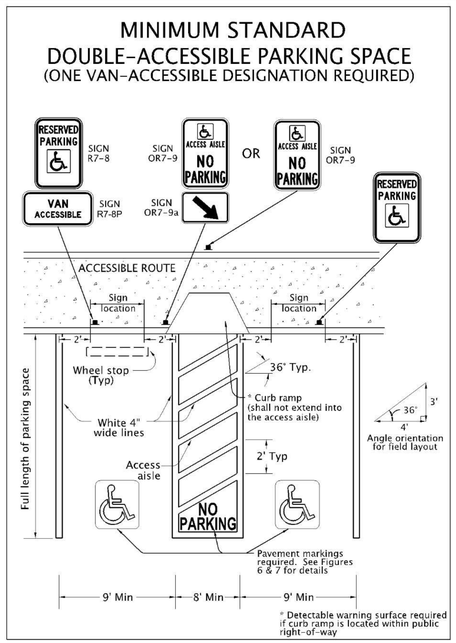


Figure 2

7

2 ODOT - DOUBLE-ACCESSIBLE PARKING SPACE
12" = 1'-0"

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

SIGN DESIGN
SIGN NO. R7-8

Sign Background:	White, Retroreflective sheeting
Sign Legend:	Green, Retroreflective sheeting
Sign Symbol:	White on Blue, Retroreflective sheeting

Refer to Standard Highway Signs book for details.

The Disabled Person parking sign is used to designate a parking area reserved for vehicles with DMV permit as stated.

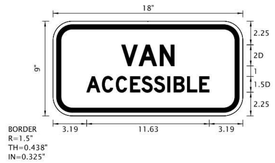
Figure 8

13

3 ODOT - SIGN R7-8
12" = 1'-0"

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

SIGN DESIGN
SIGN NO. R7-8P



Sign Background:	White, Retroreflective sheeting
Sign Legend:	Green, Retroreflective sheeting

Refer to Standard Highway Signs book for details and dimensions.

The VAN-ACCESSIBLE sign shall only be used with sign R7-8 to designate the parking spaces that have an access aisle 8 ft or wider

Figure 9

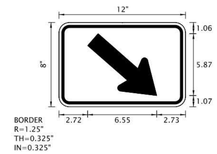
14

5 ODOT - SIGN R7-8P
12" = 1'-0"

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

SIGN DESIGN
SIGN NO. OR7-9

SIGN NO. OR7-9a



Sign Background:	White, Retroreflective sheeting
Sign Legend:	Red, Retroreflective sheeting
Sign Symbol:	White on Blue, Retroreflective sheeting
Sign OR7-9a:	Use when back of walk directly behind access aisle is not available for sign placement and sign must be placed to one side of pedestrian access ramp.

The No Parking in Access Aisle sign is used to designate an access aisle reserved for persons use parking with DMV permit. Install sign in locations where "No Parking" pavement marking may not be visible regularly from snow or sand. Place sign to have direct view from end of access aisle when possible outside of accessible route.

Figure 11

16

4 ODOT - SIGN OR7-9
12" = 1'-0"

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

PAVEMENT MARKING LEGEND

Pavement Marking Legend: White or Yellow, Retroreflective

The "No Parking" pavement marking is used to designate an access aisle reserved for persons use parking with a DMV permit. This marking shall be required for all access aisles next to accessible parking spaces. Engineering judgement should be used for placement location to give best visual location to prevent illegal use of access aisle. Yellow may be used instead of white to increase contrast between access aisle white lines and the "No Parking" legend.

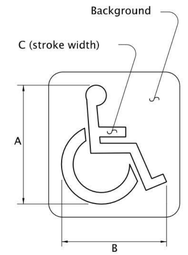
Figure 7

12

6 ODOT - MARKING LEGEND
12" = 1'-0"

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

PAVEMENT MARKING STENCIL



Pavement Marking Background:	Optional: Blue, Retroreflective
Pavement Marking Stencil:	White, Retroreflective

LEGEND	DIMENSIONS (INCHES)						
	A	B	C	D	E	F	G
MINIMUM	28	24	3				
STANDARD	41	36	4				

The pavement marking stencil shall be used to designate an accessible parking area reserved for vehicles with DMV permits.

Figure 6

11

7 ODOT - MARKING STENCIL
12" = 1'-0"

SITE PLAN REVIEW REV 1 - APRIL 2022

MILDREN DESIGN GROUP

ARCHITECTURE | INTERIORS

4875 SW Griffith Drive Suite 300
Beaverton OR, 97005
(503) 244-0552

Client/ Owner:

TRESKE PRECISION MACHINING

14140 SW GALBREATH DRIVE, SHERWOOD, OR 97140

Project:

TRESKE BUILDING 4

14180 SW GALBREATH DRIVE
SHERWOOD, OREGON 97140

Sheet Title:

SITE DETAILS

Revisions:

#	Description	Date

Date: 4/29/2022

Drawn by: Author

Checked by: Checker

Job Number: 121143

Sheet

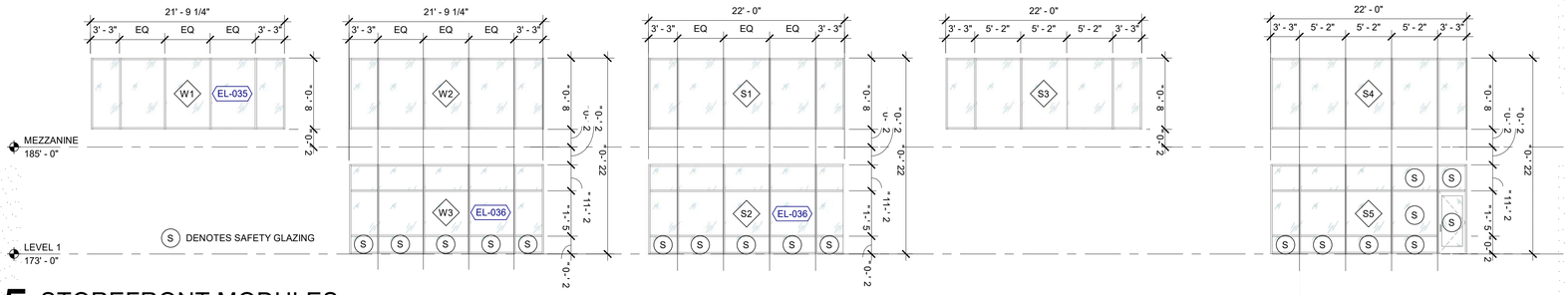
A1.2

GENERAL NOTES - EXTERIOR ELEVATIONS

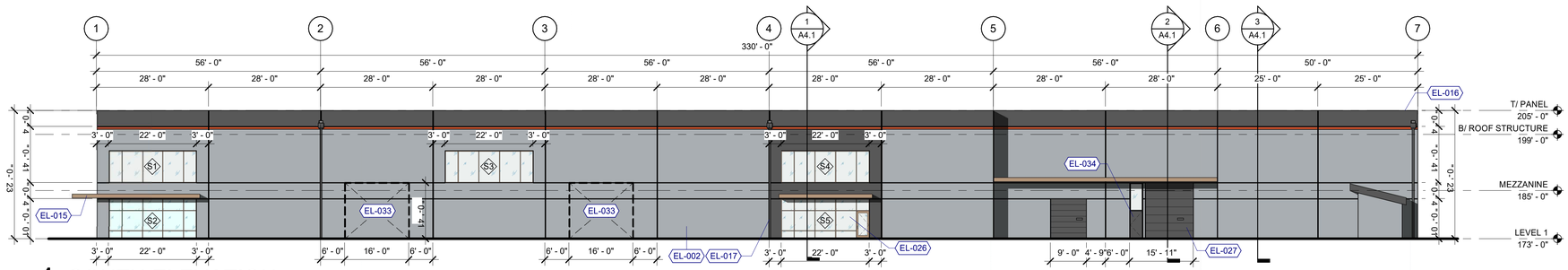
1. REFER TO SHEET G0.1 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. ELEVATIONS NOTED ARE RELATIVE TO SEA LEVEL (OR PROJECT DATUM).
3. REFER TO SHEET G0.4 FOR VERTICAL AND HORIZONTAL ASSEMBLY TYPES.
4. CONTRACTOR TO VERIFY SAFETY GLAZING REQUIREMENTS & LOCATIONS.
5. EXTERIOR GLAZING TYPE GL-X, UNO.

KEYNOTES

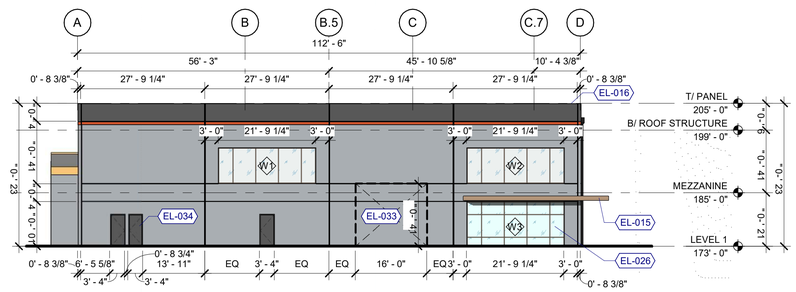
EL-002	CONCRETE WALL, TILT-UP
EL-015	STEEL FRAMED CANOPY
EL-016	METAL CAP FLASHING
EL-017	SCUPPER AND DOWNSPOUT
EL-026	STOREFRONT SYSTEM, THERMALLY INSULATED
EL-027	SECTIONAL DOOR, VERTICAL LIFT
EL-033	FUTURE KNOCK-OUT
EL-034	PEDESTRIAN DOOR, HOLLOW METAL
EL-035	GLAZING TYPE GL-X: GUARDIAN SUNGUARD SUPERNEUTRAL 68 #2 SURFACE ON ULTRACLEAR
EL-036	GLAZING TYPE GL-X2: SAME AS GL-X WITH SATINDECO ACID ETCHING ON #3 SURFACE



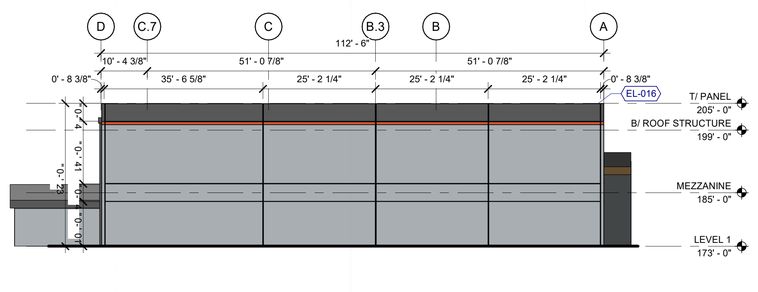
5 STOREFRONT MODULES
1/8" = 1'-0"



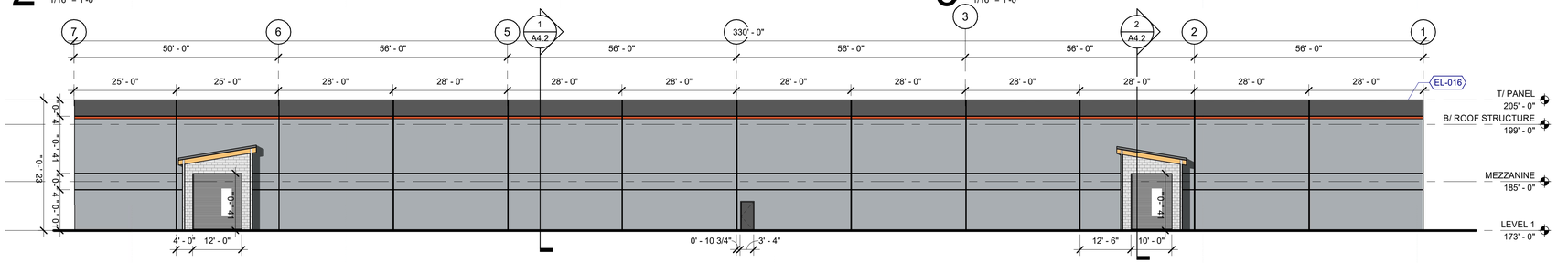
1 SOUTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION
1/16" = 1'-0"



4 NORTH ELEVATION
1/16" = 1'-0"

0 8' 16' 32' 64'

SITE PLAN REVIEW REV 1 - APRIL 2022

MILDREN DESIGN GROUP

ARCHITECTURE | INTERIORS

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Beaverton OR, 97005
(503) 244-0552

Client/ Owner:

TRESKE PRECISION MACHINING

14140 SW GALBREATH DRIVE, SHERWOOD, OR 97140

Project:

TRESKE BUILDING 4

14180 SW GALBREATH DRIVE
SHERWOOD, OREGON
97140

Sheet Title:

ELEVATIONS

Revisions:

#	Description	Date

Date: 4/29/2022

Drawn by: Author

Checked by: Checker

Job Number: 121143

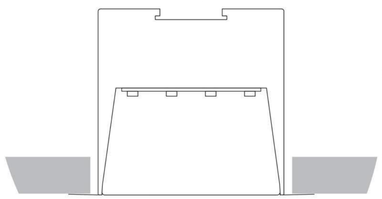
Sheet

A3.1

Exterior Lighting

Lithonia Lighting
Pole Mount Site Fixture
DSX0 P1 & P3

Lithonia Lighting
Wall Mount Loading Fixture
WDGE1



Finelite
Recessed Linear Canopy
HP-4 WL VF

CLEAR GLASS
GUARDIAN SUNGUARD
SUPERNEUTRAL 68

ETCHED GLASS
GUARDIAN SATINDECO ON #3
SURFACE AT INDICATED
LOCATION ONLY

BUILDING ELEMENT	MATERIAL	FINISH	TEXTURE/ SHEEN
EXTERIOR WALLS	CONCRETE, TILT-UP	PAINT, SEE LEGEND AT RIGHT	SMOOTH/ SATIN
STOREFRONT	ALUMINUM	ANNODIZED, BRONZE	SMOOTH
GLAZING	GLASS	CLEAR, ETCHED AT SW CORNER ONLY	SMOOTH
DOORS	ALUMINUM	ANNODIZED, BRONZE	SMOOTH
DOORS	HOLLOW METAL	PAINT, SW 7674 PEPPERCORN	SMOOTH/ SATIN
CANOPY	STEEL TUBE AND/ OR CHANNEL	PAINT, SW 7674 PEPPERCORN	SMOOTH/ SATIN
CANOPY SOFFIT	WOOD	CLEAR	SMOOTH/ SATIN
PARAPET COPING & FLASHING	METAL	PAINT, SW 7674 PEPPERCORN	SMOOTH/ SATIN

SW 7674
Peppercorn
Interior / Exterior
Location Number: 236-C7

236 Peppercorn

COORDINATING COLORS | SIMILAR COLORS | DETAILS

View All Neutral Paint Colors →

R: 88 **G:** 88 **B:** 88 **Hex Value:** #585858 **LRV:** 10

Color Collections: Purely Refined, Reasoned, Cool Neutrals, Top 50 Colors

SW 6884
Obstinate Orange
Interior / Exterior
Location Number: 116-C2

116 Obstinate Orange

COORDINATING COLORS | SIMILAR COLORS | DETAILS

View All Orange Paint Colors →

R: 215 **G:** 85 **B:** 42 **Hex Value:** #d7552a **LRV:** 21

SW 6255
Morning Fog
Interior / Exterior
Location Number: 234-C3

234 Morning Fog

COORDINATING COLORS | SIMILAR COLORS | DETAILS

View All Neutral Paint Colors →

R: 168 **G:** 174 **B:** 177 **Hex Value:** #a8aeb1 **LRV:** 42

Color Collections: Luxe, Living Well - Focus

SITE PLAN REVIEW REV 1 - APRIL 2022

MILDREN DESIGN GROUP

ARCHITECTURE | INTERIORS

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Beaverton OR, 97005
(503) 244-0552

Client/ Owner:

TRESKE PRECISION MACHINING

14140 SW GALBREATH DRIVE, SHERWOOD, OR 97140

Project:

TRESKE BUILDING 4

14180 SW GALBREATH DRIVE
SHERWOOD, OREGON 97140

Sheet Title:

EXTERIOR MATERIALS

Revisions:

#	Description	Date

Date: 4/29/2022

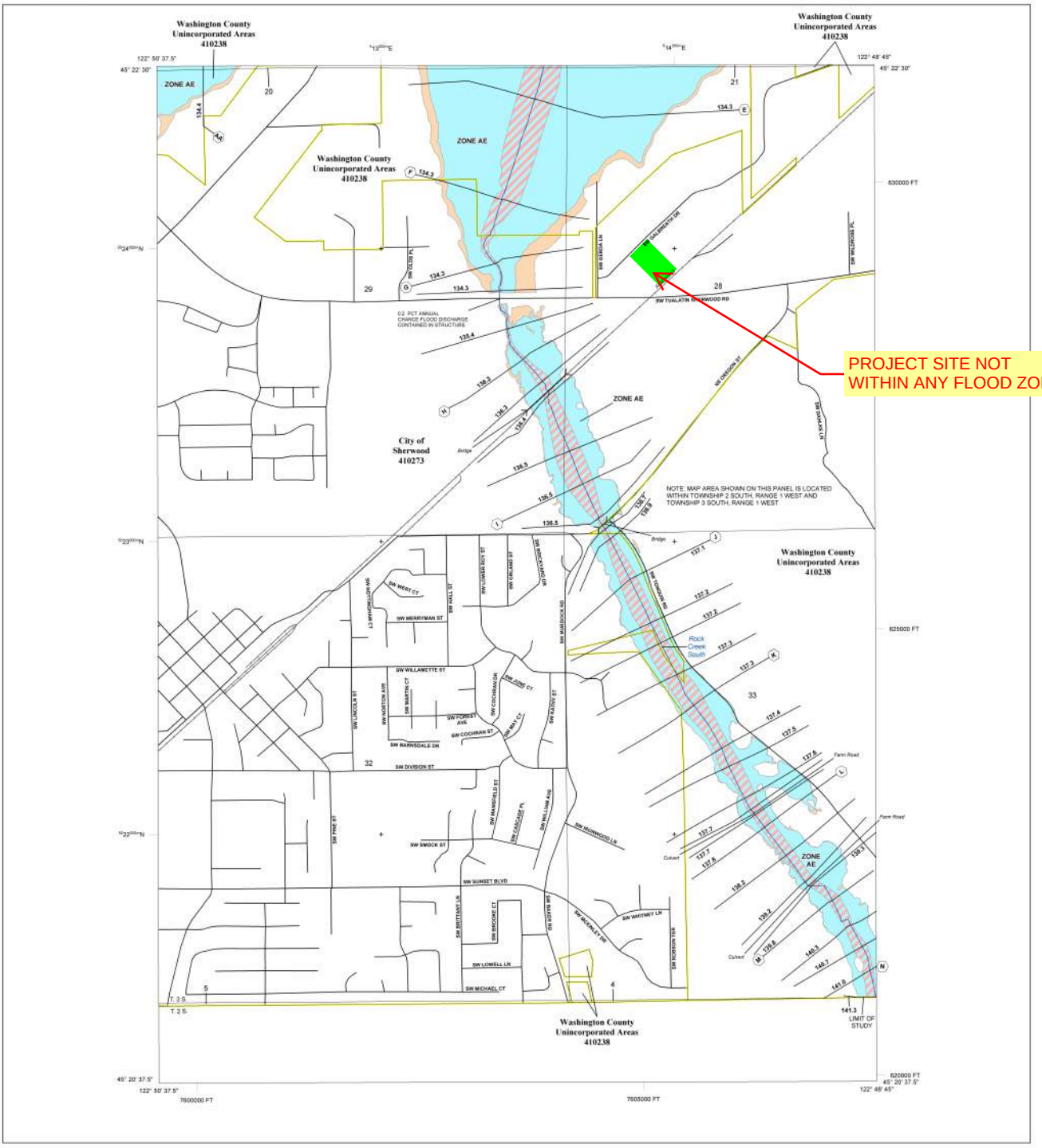
Drawn by: JDW

Checked by: TQL

Job Number: 121143

Sheet

A3.3



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTP://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes. *Zone X*

OTHER AREAS
- NO SCREEN — Areas Determined to be Outside the 0.2% Annual Chance Floodplain *Zone X*
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 18.2 / 17.5 — Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 510 — Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was derived from multiple sources. Base Map files were provided in digital format by the Metro Data Resource Center. This information was compiled from many local sources and include transportation features, water features, political boundaries, and Public Land Survey System features.

SCALE

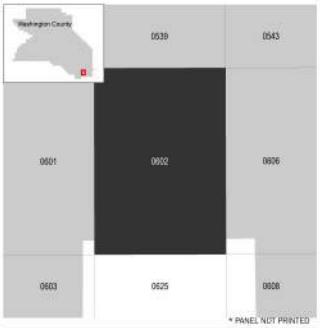
Map Projection: Universal Transverse Mercator Zone 10N; North American Datum 1983; Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 500 1,000 2,000 Feet

0 125 250 500 Meters

PANEL LOCATOR



* PANEL NOT PRINTED

FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

WASHINGTON COUNTY, OREGON
And Incorporated Areas

PANEL 602 OF 650

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
SHERWOOD, CITY OF	410273	0602	F
WASHINGTON COUNTY	410238	0602	F

VERSION NUMBER
2.3.3.3

MAP NUMBER
41067C0602F

MAP REVISED
OCTOBER 19, 2018

Clean Water Services

SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number 22-000560

1. **Jurisdiction:** Sherwood

2. **Property Information** (example: 1S234AB01400)
   Tax lot ID(s): 2S128BC00700

   ***OR* Site Address:** 14180 SW Galbreath Dr
   City, State, Zip: Sherwood, Oregon, 97140
   Nearest cross street: SW Gerda Lane

3. **Owner Information**
   Name: Theo Treske
   Company: Treske Precision Machining
   Address: 14140 SW Galbreath Drive
   City, State, Zip: Sherwood, Oregon, 97140
   Phone/fax: 5036252821
   Email: theo@treske.com

4. **Development Activity** (check **all** that apply)
   - ☐ Addition to single family residence (rooms, deck, garage)
   - ☐ Lot line adjustment
   - ☐ Minor land partition
   - ☐ Residential condominium
   - ☐ Commercial condominium
   - ☐ Residential subdivision
   - ☐ Commercial subdivision
   - ☒ Single lot commercial
   - ☐ Multi lot commercial

   Other

4. **Applicant Information**
   Name: Jeff Wilder
   Company: Mildren Design Group
   Address: 4875 SW Griffith Drive, Suite 300
   City, State, Zip: Portland, Oregon, 97209
   Phone/fax: 5032440552
   Email: jeff@mdgpc.com

6. **Will the project involve any off-site work?** ☐ Yes ◉ No ☐ Unknown
   Location and description of off-site work:

7. **Additional comments or information that may be needed to understand your project:**

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/type name Jeff Wilder Print/type title Senior Architect

Signature ***ONLINE SUBMITTAL*** Date 2/9/2022

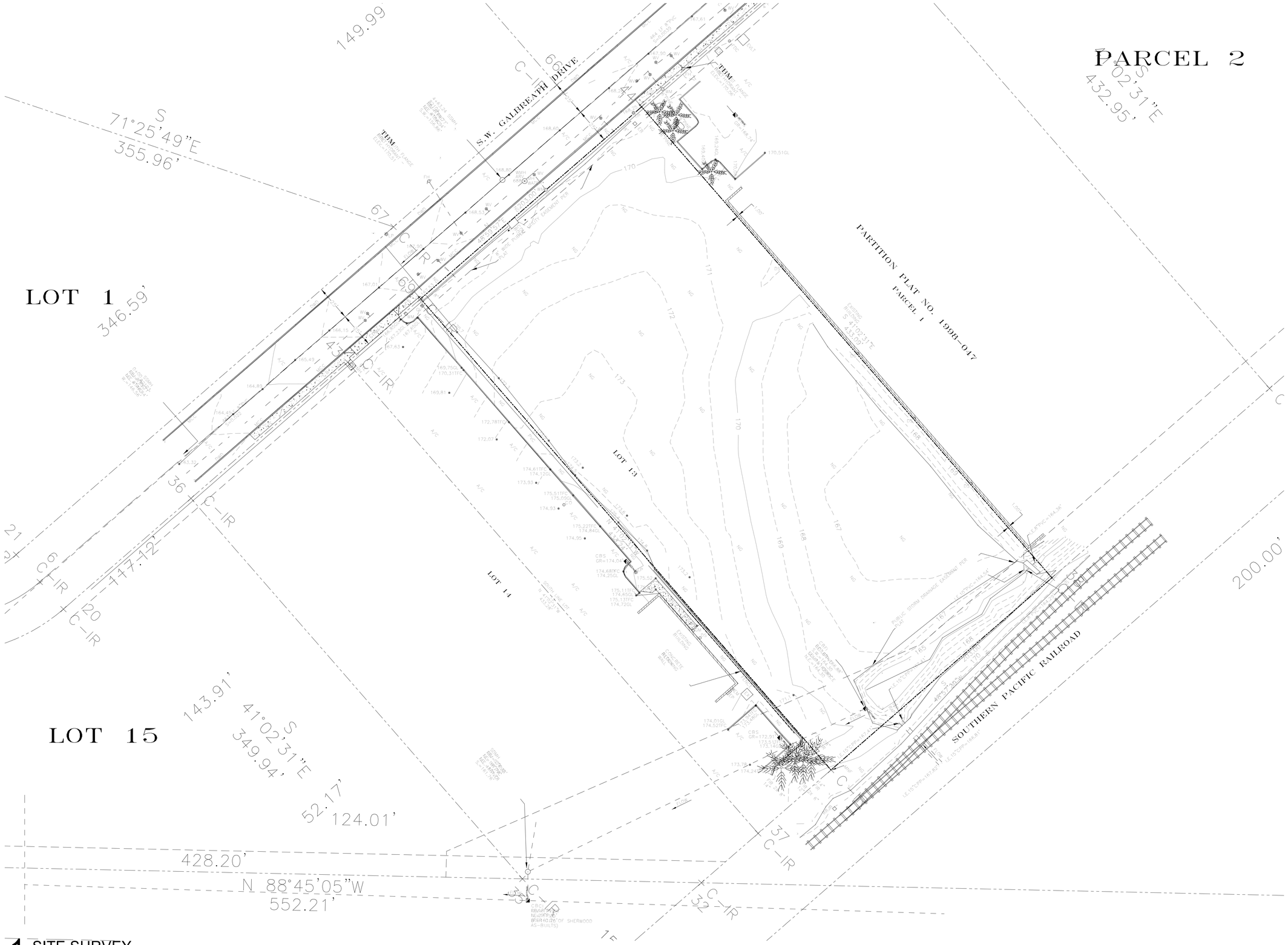
FOR DISTRICT USE ONLY

- ☐ Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- ☒ Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, State and federal law.
- ☐ Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- ☐ **THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS _____ CWS APPROVED SITE PLAN(S) ARE ATTACHED.**
- ☐ The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed by Nicholas Crossett Date 2/15/22

Once complete, email to: **SPLReview@cleanwaterservices.org** • Fax: **(503) 681-4439**
OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123

Revised 2/2020



1 SITE SURVEY

1" = 30'-0"

PLAN NORTH

0 15' 30' 60' 120'

CWS PRE-SCREEN - 2/09/2022

C:\Users\jw\Documents\121143 Treske Precision Machining_Central 2022_jeff.rvdj.rvt

MILDREN DESIGN GROUP

ARCHITECTURE | INTERIORS

4875 SW Griffith Drive Suite 300
Beaverton OR, 97005
(503) 244-0552

Client/ Owner:

TRESKE PRECISION MACHINING

14140 SW GALBREATH DRIVE, SHERWOOD, OR 97140

Project:

TRESKE PRECISION MACHINING

14180 SW GALBREATH DRIVE
SHERWOOD, OREGON 97140

Sheet Title:

SITE SURVEY AND EXISTING CONDITIONS

Revisions:

#	Description	Date

Date: ISSUE DATE

Drawn by: Checked by:

Author Checker

Job Number: 000000

Sheet

G1.0

GENERAL NOTES - SITE PLAN

1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONFLICTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION RELATED TO SUCH.
2. REFER TO CIVIL DRAWINGS FOR GRADING AND UTILITY INFORMATION.
3. CONTRACTORS SHALL VERIFY ALL LOCATIONS OF EXISTING UTILITIES. CARE SHOULD BE TAKE TO AVOID DAMAGE TO OR DISTURBANCE OF EXISTING UTILITIES.
4. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL PUBLIC RIGHT-OF-WAY IMPROVEMENTS.
5. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR THE LOCATION OF THE HOOK-UP.
6. THE CONSTRUCTION SHALL NOT BE WITHIN 10' OF ANY POWER LINES - WHETHER OR NOT THE POWER LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS OR ADDITIONAL EXPENSES.

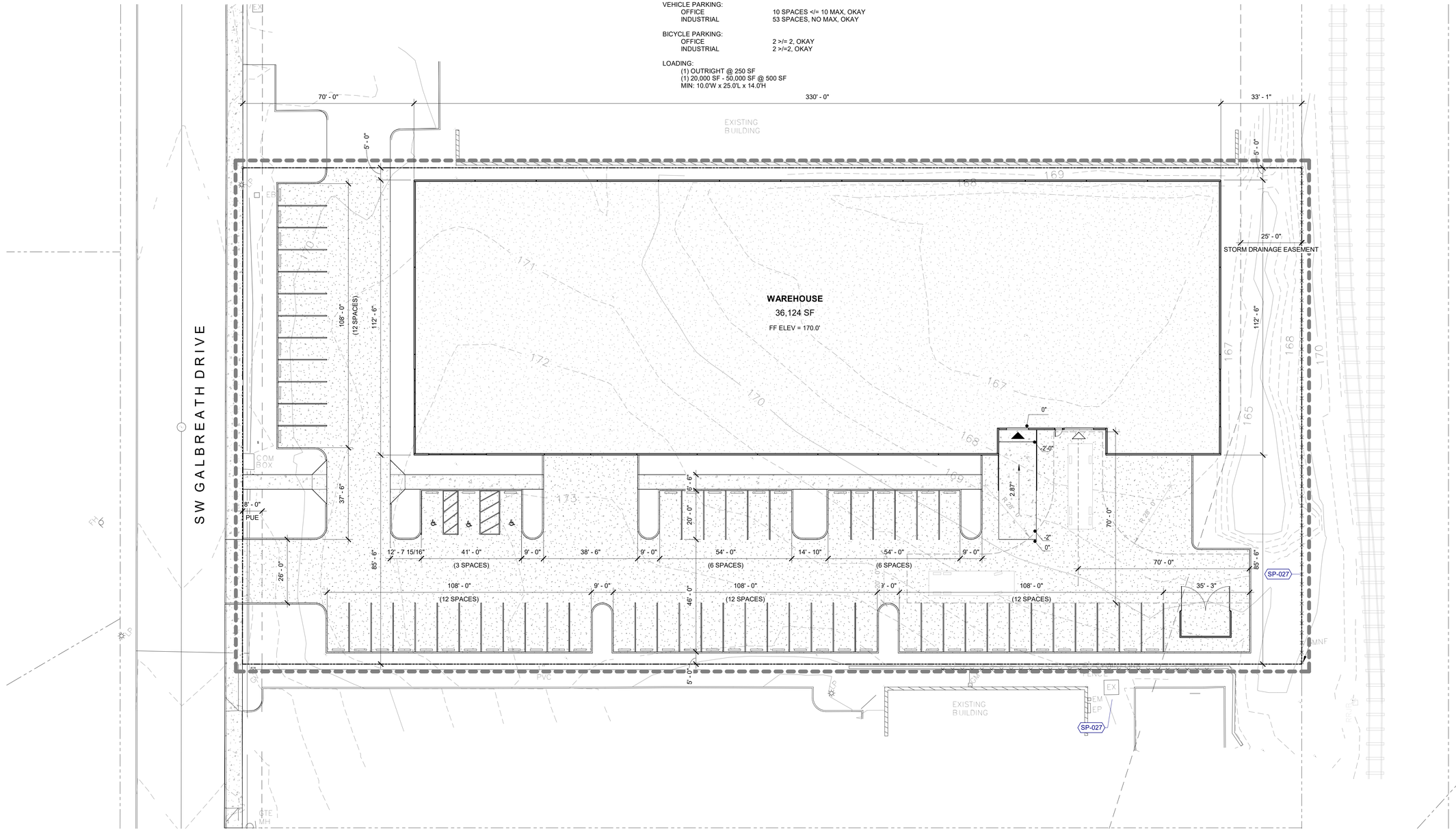
SITE AREA:	85,378 SF = 1.96 ACRE
BUILDING AREA:	36,124 SF
PARKING/ PAVING AREA:	26,332 SF
FLATWORK AREA:	1,498 SF
LOT COVERAGE/ IMPERV AREA:	36,124 SF + 26,332 SF + 1,498 SF = 63,954 SF 63,954 SF / 85,378 SF = 74.9 %
REQUIRED LANDSCAPING:	45 SF PER PARKING SPACE 63 SPACES x 45 SF/SPACE = 2,835 SF MIN REQ'D 18,798 SF PROPOSED > 2,835 SF, OKAY
VEHICLE PARKING:	
OFFICE	10 SPACES </= 10 MAX, OKAY
INDUSTRIAL	53 SPACES, NO MAX, OKAY
BICYCLE PARKING:	
OFFICE	2 >/= 2, OKAY
INDUSTRIAL	2 >/=2, OKAY
LOADING:	
	(1) OUTRIGHT @ 250 SF
	(1) 20,000 SF - 50,000 SF @ 500 SF
	MIN: 10.0'W x 25.0'L x 14.0'H

LEGEND

- DRIVE-IN DOOR
- DOCK HIGH DOOR
- LIMIT OF CONSTRUCTION

KEYNOTES

SP-027 EXISTING FENCE



1 SITE PLAN

1" = 20'-0"

NORTH

PLAN NORTH

0 10' 20' 40' 80'

CWS PRE-SCREEN - 2/09/2022

MILDREN DESIGN GROUP

ARCHITECTURE | INTERIORS

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Beaverton OR, 97005
(503) 244-0552

Client/ Owner:

TRESKE PRECISION MACHINING

14140 SW GALBREATH DRIVE, SHERWOOD, OR 97140

Project:

TRESKE PRECISION MACHINING

14180 SW GALBREATH DRIVE
SHERWOOD, OREGON
97140

Sheet Title:

SITE PLAN

Revisions:

#	Description	Date

Date: ISSUE DATE

Drawn by: Author | Checked by: Checker

Job Number: 000000

Sheet

A1.1

FIRE CODE / LAND USE / BUILDING REVIEW APPLICATION

Tualatin Valley Fire & Rescue

North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: Jeff Wilder

Address: 4875 SW Griffith Drive, Suite 300

Phone: 503.244.0552

Email: jeff@mdgpc.com

Site Address: 14180 SW Galbreath Drive

City: Sherwood, OR 97140

Map & Tax Lot #: 2S128BC00700

Business Name: Treske Precision Machining

Land Use/Building Jurisdiction: Sherwood

Land Use/ Building Permit # Not Assigned

Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

This proposed development scope is an approximately 35,000 sf commercial building with B, F-1 and S-1 occupancies. The building will be constructed as a core and shell with potential future Office tenant improvement of approximately 3,000 SF on the ground floor and approximately 4,000 SF on a Mezzanine. The Warehouse/ Manufacturing is a single story area of approximately 35,000 SF. The building will be Tilt-Up concrete and will have approximately 54 parking spaces including 3 ADA parking spaces and 7 drive-in overhead doors and storefront entrance. Access to the site will be via SW Galbreath Drive. The building will be approximately 35'-0" tall.

Permit/Review Type (check one):

X Land Use / Building Review - Service Provider Permit

☐ Emergency Radio Responder Coverage Install/Test

☐ LPG Tank (Greater than 2,000 gallons)

☐ Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)

* Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.

☐ Explosives Blasting (Blasting plan is required)

☐ Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)

☐ Tents or Temporary Membrane Structures (in excess of 10,000 square feet)

☐ Temporary Haunted House or similar

☐ OLCC Cannabis Extraction License Review

☐ Ceremonial Fire or Bonfire
(For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2022-0019

Permit Type: LU Review

Submittal Date:

Assigned To: Darby

Due Date:

Fees Due:

Fees Paid:

Approval/Inspection Conditions
(For Fire Marshal's Office Use Only)

This section is for application approval only

Fire Marshal or Designee — Date: 2/22/22

Conditions:

See Attached Conditions: ☐ Yes ☑ No

Site Inspection Required: ☐ Yes ☑ No

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID — Date

AAI afghan associates, inc.
ENGINEERING

MEMORANDUM

DATE: March 4, 2022

BY: Craig Harris, PE

SUBJECT: Stormwater Memo

PROJECT: Treske Precision Machining – 14180 SW Galbreath Dr, Sherwood, OR

PROJECT NO.: A22026.10

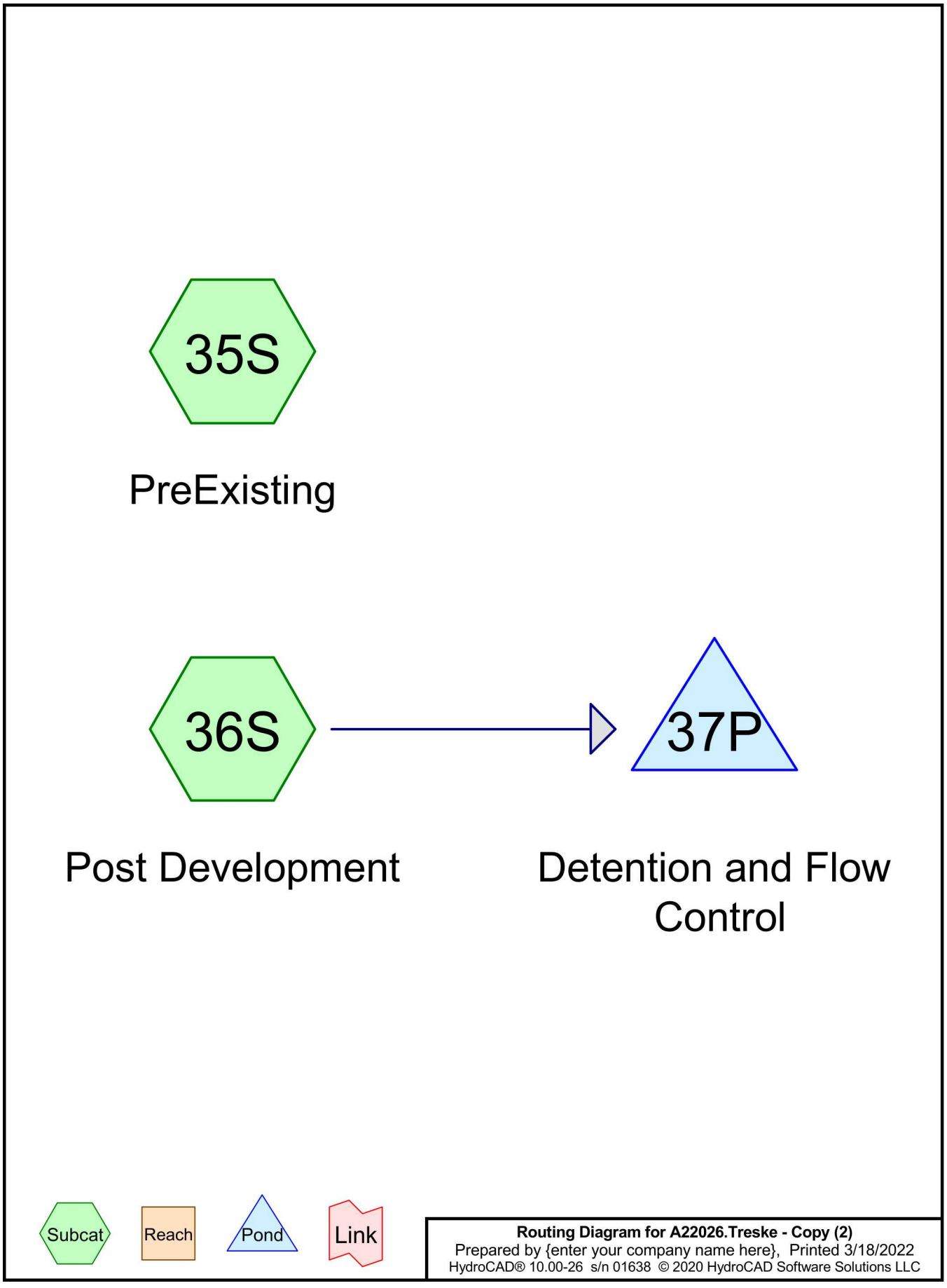
This memorandum is to outline the utility requirements and existing conditions for the proposed Treske Precision Machining project in Sherwood, OR. The total site area is 87,932SF, and the existing site is an undeveloped field. This project proposes to develop the site with one building and the associated parking, sidewalks, and utilities. As a result of these improvements, the proposed site will have 70,867 of new impervious area.

The project will meet Clean Water Services standards for stormwater management. Storm runoff from the proposed impervious area will be directed via sheet flow to catch basins, piped conveyance, underground detention, and underground treatment vaults. Proprietary treatment vaults will filter the CWS water quality event per CWS standards. Detained runoff will be released at a controlled rate to reduce the peak flow from the 2-year storm to half the existing peak, and to match the existing peak flow during the 5-, 10-, and 25-year storms (see attached HydroCAD Report).

The water leaving the site will flow to an existing public line in an easement on the SE portion of the site that conveys in an easement to the main in SW Tualatin-Sherwood Rd.

4875 SW Griffith Drive | Suite 100 | Beaverton, OR | 97005

503.620.3030 | tel 503.620.5539 | fax www.aaieng.com



Routing Diagram for A22026.Treske - Copy (2)
Prepared by {enter your company name here}, Printed 3/18/2022

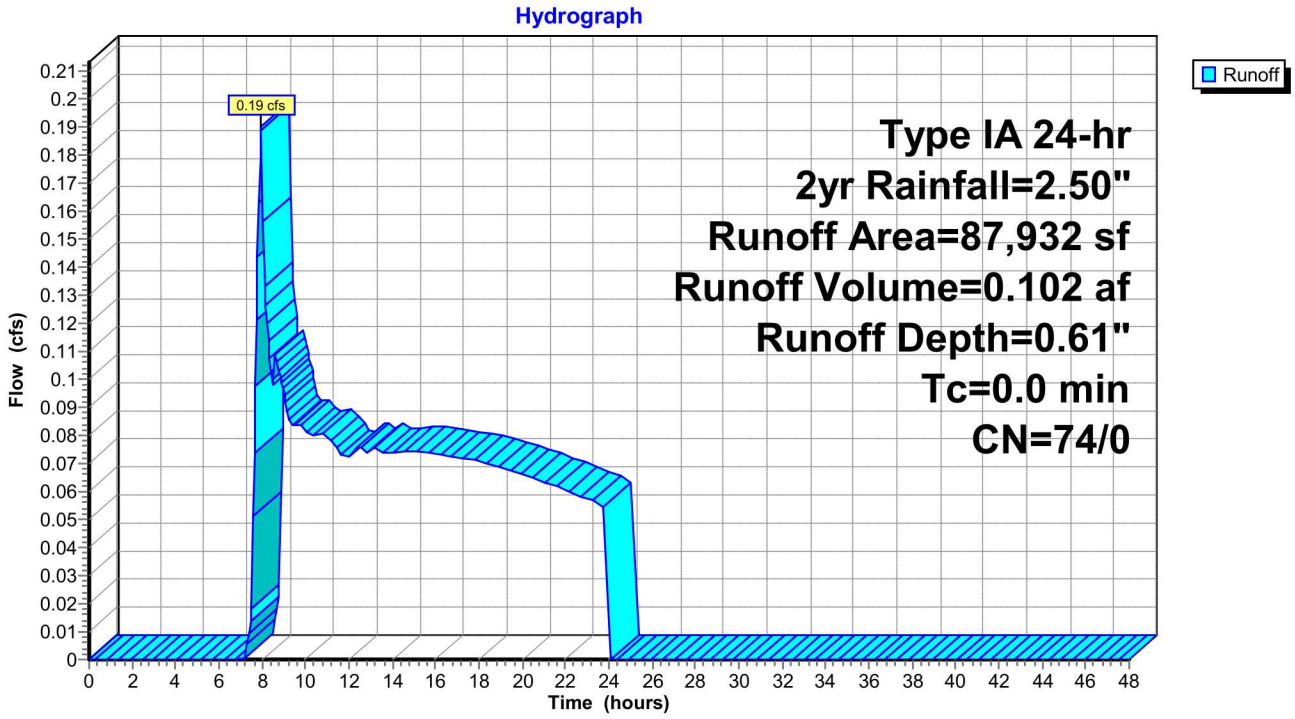
Summary for Subcatchment 35S: PreExisting

Runoff = 0.19 cfs @ 7.96 hrs, Volume= 0.102 af, Depth= 0.61"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.06 hrs
Type IA 24-hr 2yr Rainfall=2.50"

Area (sf)	CN	Description
87,932	74	>75% Grass cover, Good, HSG C
87,932	74	100.00% Pervious Area

Subcatchment 35S: PreExisting



Summary for Subcatchment 36S: Post Development

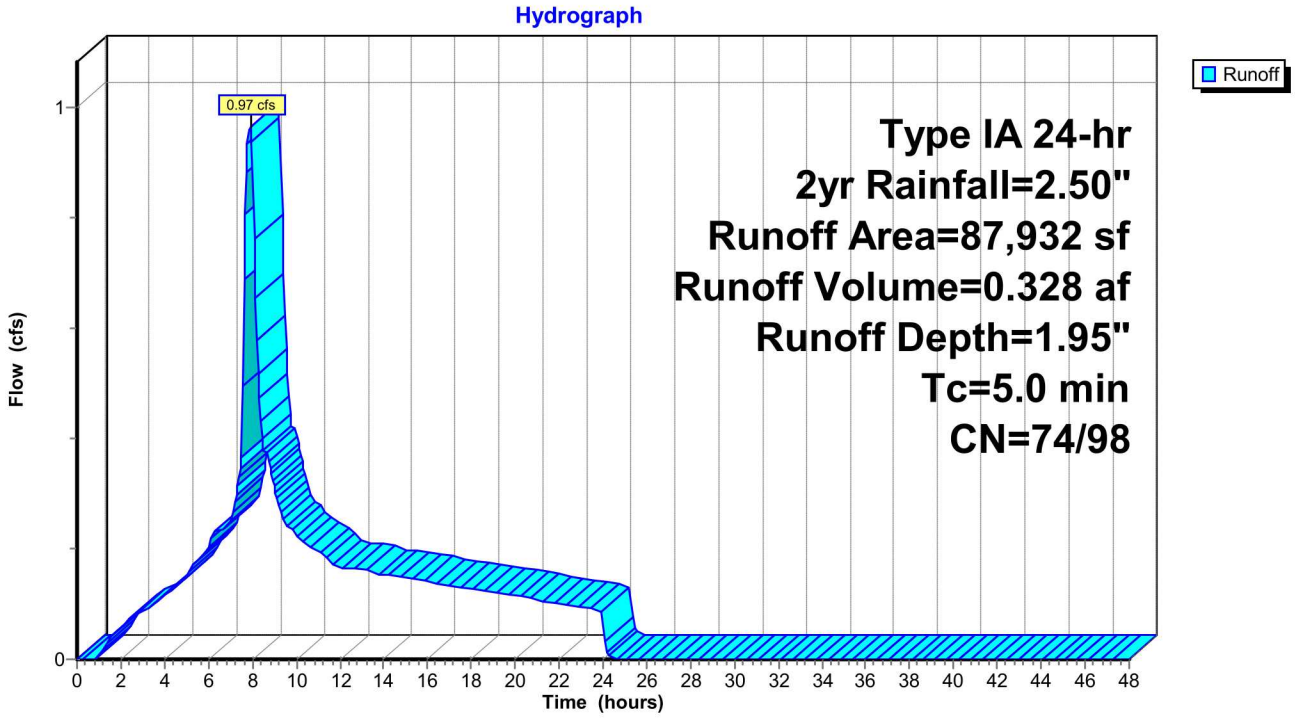
Runoff = 0.97 cfs @ 7.92 hrs, Volume= 0.328 af, Depth= 1.95"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.06 hrs
Type IA 24-hr 2yr Rainfall=2.50"

Area (sf)	CN	Description
70,867	98	Paved roads w/curbs & sewers, HSG A
17,065	74	>75% Grass cover, Good, HSG C
87,932	93	Weighted Average
17,065	74	19.41% Pervious Area
70,867	98	80.59% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 36S: Post Development



Summary for Pond 37P: Detention and Flow Control

Inflow Area = 2.019 ac, 80.59% Impervious, Inflow Depth = 1.95" for 2yr event
Inflow = 0.97 cfs @ 7.92 hrs, Volume= 0.328 af
Outflow = 0.09 cfs @ 23.16 hrs, Volume= 0.268 af, Atten= 90%, Lag= 914.8 min
Primary = 0.09 cfs @ 23.16 hrs, Volume= 0.268 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.06 hrs / 2
Peak Elev= 3.86' @ 23.16 hrs Surf.Area= 3,264 sf Storage= 8,715 cf

Plug-Flow detention time= 969.1 min calculated for 0.268 af (82% of inflow)
Center-of-Mass det. time= 846.9 min (1,534.9 - 688.0)

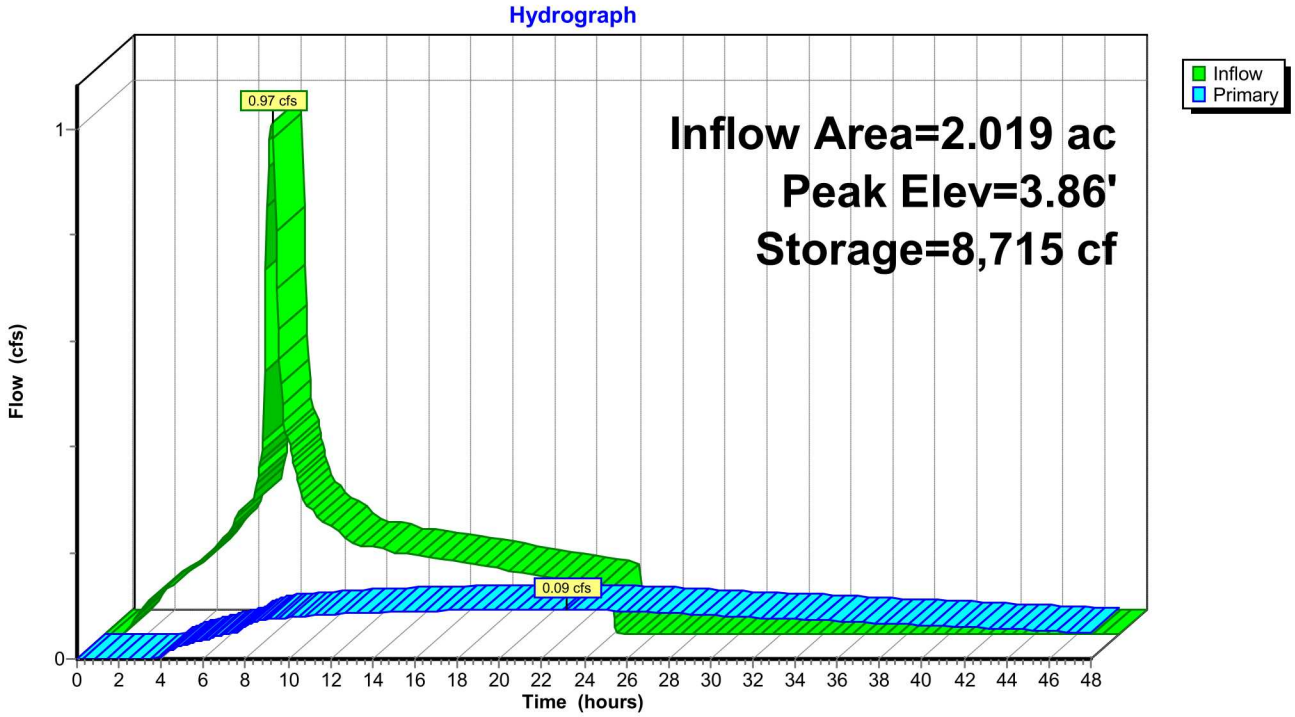
Volume	Invert	Avail.Storage	Storage Description
#1A	0.00'	3,804 cf	**12.00'W x 272.00'L x 5.00'H Field A** 16,320 cf Overall - 6,811 cf Embedded = 9,509 cf x 40.0% Voids
#2A	0.50'	6,811 cf	**CMP Round 48** x 26 Inside #1 Effective Size= 48.0"W x 48.0"H => 12.57 sf x 20.00'L = 251.3 cf Overall Size= 48.0"W x 48.0"H x 20.00'L Row Length Adjustment= +6.00' x 12.57 sf x 2 rows 10.00' Header x 12.57 sf x 1 = 125.7 cf Inside
		10,615 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	0.50'	**1.4" Vert. Orifice/Grate** C= 0.600
#2	Primary	3.87'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.09 cfs @ 23.16 hrs HW=3.86' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.09 cfs @ 8.76 fps)
└**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 37P: Detention and Flow Control



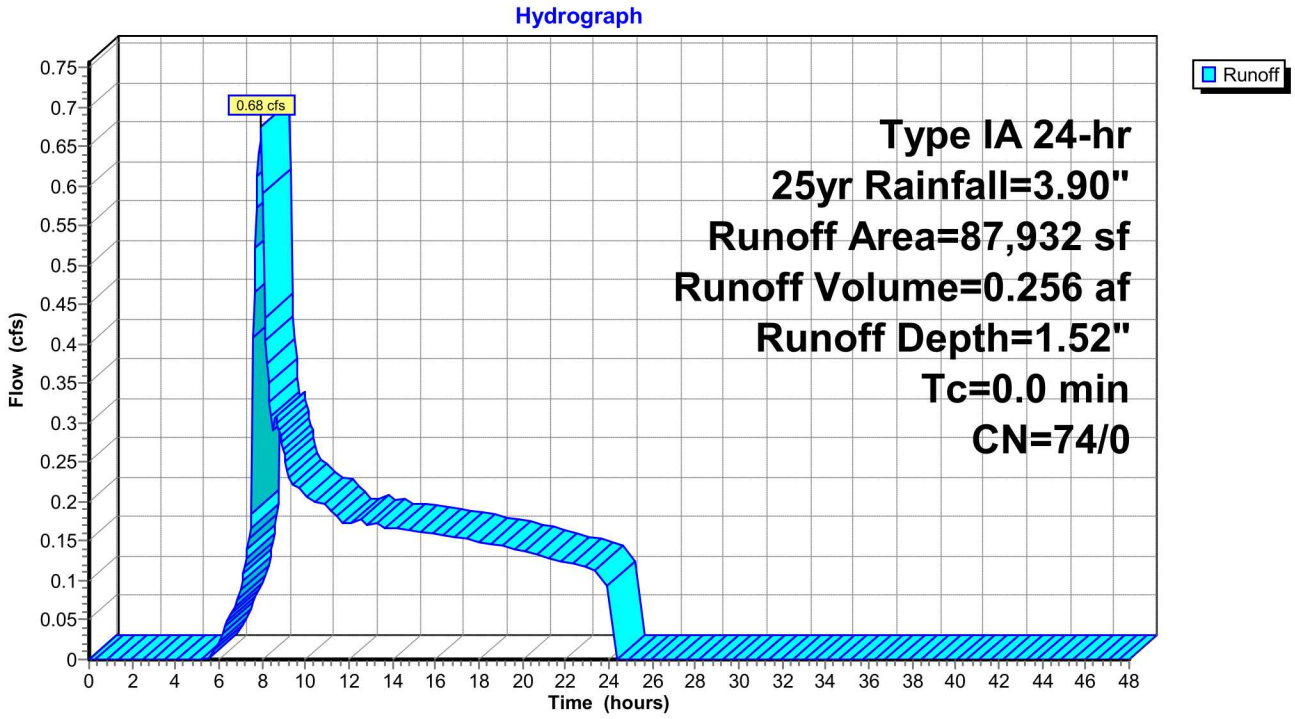
Summary for Subcatchment 35S: PreExisting

Runoff = 0.68 cfs @ 7.95 hrs, Volume= 0.256 af, Depth= 1.52"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.06 hrs
Type IA 24-hr 25yr Rainfall=3.90"

Area (sf)	CN	Description
87,932	74	>75% Grass cover, Good, HSG C
87,932	74	100.00% Pervious Area

Subcatchment 35S: PreExisting



Summary for Subcatchment 36S: Post Development

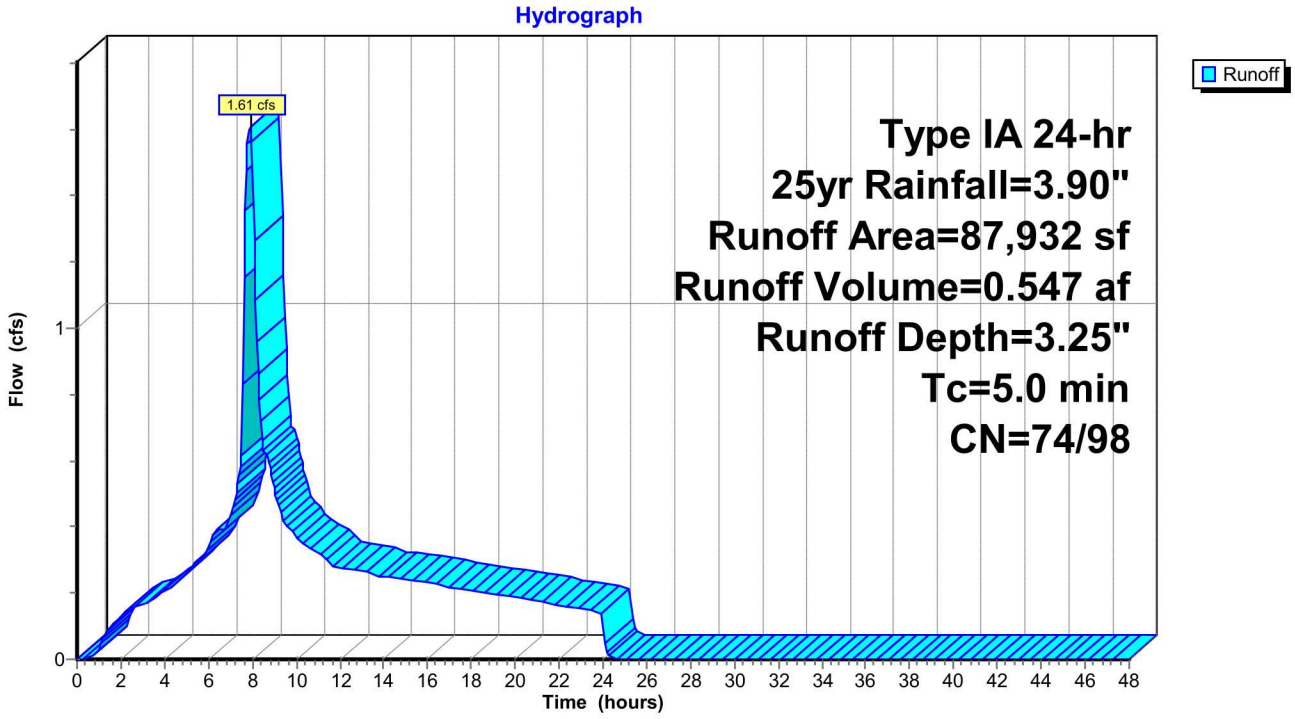
Runoff = 1.61 cfs @ 7.91 hrs, Volume= 0.547 af, Depth= 3.25"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.06 hrs
Type IA 24-hr 25yr Rainfall=3.90"

Area (sf)	CN	Description
70,867	98	Paved roads w/curbs & sewers, HSG A
17,065	74	>75% Grass cover, Good, HSG C
87,932	93	Weighted Average
17,065	74	19.41% Pervious Area
70,867	98	80.59% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 36S: Post Development



Summary for Pond 37P: Detention and Flow Control

Inflow Area = 2.019 ac, 80.59% Impervious, Inflow Depth = 3.25" for 25yr event
Inflow = 1.61 cfs @ 7.91 hrs, Volume= 0.547 af
Outflow = 0.60 cfs @ 8.73 hrs, Volume= 0.486 af, Atten= 63%, Lag= 49.1 min
Primary = 0.60 cfs @ 8.73 hrs, Volume= 0.486 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.06 hrs / 2
Peak Elev= 3.95' @ 8.73 hrs Surf.Area= 3,264 sf Storage= 8,915 cf

Plug-Flow detention time= 612.2 min calculated for 0.486 af (89% of inflow)
Center-of-Mass det. time= 533.9 min (1,211.7 - 677.8)

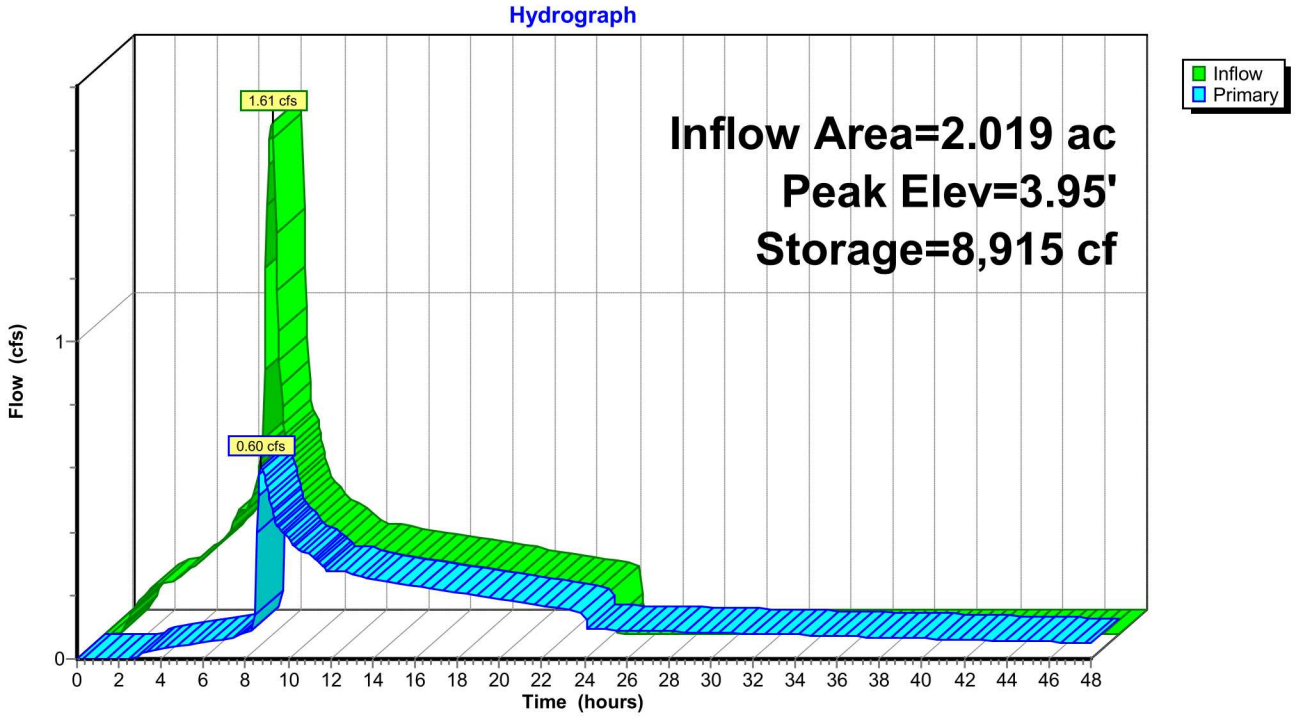
Volume	Invert	Avail.Storage	Storage Description
#1A	0.00'	3,804 cf	**12.00'W x 272.00'L x 5.00'H Field A** 16,320 cf Overall - 6,811 cf Embedded = 9,509 cf x 40.0% Voids
#2A	0.50'	6,811 cf	**CMP Round 48** x 26 Inside #1 Effective Size= 48.0"W x 48.0"H => 12.57 sf x 20.00'L = 251.3 cf Overall Size= 48.0"W x 48.0"H x 20.00'L Row Length Adjustment= +6.00' x 12.57 sf x 2 rows 10.00' Header x 12.57 sf x 1 = 125.7 cf Inside
		10,615 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	0.50'	**1.4" Vert. Orifice/Grate** C= 0.600
#2	Primary	3.87'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.60 cfs @ 8.73 hrs HW=3.95' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.09 cfs @ 8.87 fps)
└**2=Orifice/Grate** (Weir Controls 0.50 cfs @ 0.95 fps)

Pond 37P: Detention and Flow Control



New Industrial Development- Treske
SW Galbreath Drive
Sherwood, Oregon

Geotech Solutions Inc.

February 1, 2022

GSI Project: treske-22-1-gi

Geotech Solutions Inc.

February 1, 2022 *treske-22-1-gi*

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REPORT OF GEOTECHNICAL ENGINEERING SERVICES
Proposed Treske Facility, SW Galbreath Drive, Sherwood, Oregon

PURPOSE AND SCOPE

We are pleased to present this report of geotechnical engineering services for the proposed new development on a roughly 2-acre parcel located on SW Galbreath Drive next to the existing Treske facility in Sherwood, Oregon. We previously provided a geotechnical report in 2008 for that parcel and have used that report as background data as included herein. We have assumed building loads will be less than 6 kips per foot for walls, 200 kips for columns, and 500 psf for floors, with grading less than a few feet. The purpose of our work was to provide geotechnical recommendations for design and construction, updating our previous report for this project. Our specific scope of work included the following:

- Provide principal level project management including management of field and subcontracted services, report writing, analyses, and invoicing.
- Review previous reports, geologic maps, and vicinity geotechnical information in our files as indicators of subsurface conditions.
- Complete a site reconnaissance to observe surface features relevant to geotechnical issues, such as topography, vegetation, presence and condition of springs, exposed soils and rock, and evidence of previous grading.
- Complete a "one call" public locate and a private utility locate for locatable utilities (limited to metallic or with tracer wire). As-built utilities are also requested from the owner. Un-locatable utilities are the responsibility of the owner, and our scope does not include any related utility repair.
- Explore subsurface conditions by excavating 1 test pit to a depth of up to 12 feet or refusal, completing one same-day falling head infiltration testing, and advancing one cone penetrometer probe to a depth of up to 60 feet or refusal to evaluate liquefaction and seismic response.
- Classify and sample materials encountered and maintain a detailed log of the explorations.
- Provide recommendations for earthwork including site stripping and preparation, seasonal material usage, use of granular working pads, fill preparation and compaction, and trench backfill preparation and compaction.
- Provide recommendations for embedded retaining walls, including earth pressures, resistance to lateral loads, drainage, and backfill.
- Provide recommendations for foundation support, including suitable soils, bearing pressures, sliding coefficient, seismic site class, and construction considerations.

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- Provide recommendations for pavement subgrade preparation and asphalt concrete and portland cement concrete base rock thickness and materials.
- Provide an infiltration rate to the civil engineer, along with backfill material recommendations and infiltrate strata and depth.
- Provide a written letter report summarizing the results of our geotechnical evaluation.

SITE OBSERVATIONS AND CONDITIONS

Surface Conditions

The approximate site is bordered on the northwest by SW Galbreath Drive, on the northeast and southwest by existing commercial/industrial development, and on the southeast by railroad tracks. There is an approximate 4-ft deep stormwater swale/pond along the southeastern property line paralleling the railroad tracks. Site topography slopes up to the south approximately 4 feet from SW Galbreath over the northwestern third to half of the property before dropping approximately 6 feet to the southeastern corner. The site is covered with grass and blackberry vines. Gravel surfacing is present near the northeastern side of the property.

Subsurface Conditions

General – The site was explored on January 23, 2008 by completing 5 test pits (TP-1 through TP-5) to depths up to 11.5 feet below the existing ground surface, and on January 26 with one test pit (TP-6) and two CPT probes. Approximate exploration locations are shown on the attached ***Site Plan.*** In general, subsurface conditions at the site consist of up to 2 feet of undocumented fill (where encountered), native silt, and native sand and gravel to the depths explored. Gravel was not encountered in TP-2. Descriptions of the soil encountered are presented below, with detailed subsurface conditions documented in the attached ***Test Pit Logs*** and ***CPT logs***.

Undocumented Fill - Fill was encountered in test pits TP-1, TP-2, and TP-3 and consisted of silt, organic silt, and gravel. A 2-foot-thick layer of silt fill with some gravel was encountered at the surface in previous TP-1. A 2-foot layer of organic silt fill was encountered at the surface in previous TP-2. A 1-foot-thick layer of silty gravel was encountered at the surface in TP-4.

The organic silt encountered in TP-2 appears to have been spread over the original topsoil, which was approximately 12 inches thick. Laboratory testing of the organic silt fill indicates the organic content is 10 percent (by dry weight) at a depth of 1 foot. The observed topsoil layer encountered below the organic silt fill had an organic content of approximately 6 percent (by dry weight).

Native Silt Soils - The silt was generally medium stiff to stiff. Moisture contents in the silt unit ranged from 26 to 36 percent (12 samples).

Native Sand - The native sand was encountered below the silt unit in all but TP-6. The sand was generally medium dense and lightly cemented.

Native Gravel - The native gravel was generally sub-rounded, well-graded, contained occasional large cobbles to small boulder (12- to 24-inch diameter), and was generally dense to very dense. This unit contained trace silt and sand. Minor caving was observed in the gravel unit for all of our explorations. The gravel represented refusal in P-1 due to high tip resistance.

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Lower Layered Silt and Sand – Layered silt and sand was encountered beneath the gravel in P-2. The upper portion of this had tip resistance averaging roughly 130 tsf, and ranging up to 300 tsf where primarily sand. At a depth of roughly 21 feet, this layering changed to silt and silt with clay to depths of roughly 33 feet and had tip resistance averaging roughly 20 tsf. Below 33 feet the soil was sandy and dense to very dense, with refusal met at a tip resistance near 400 tsf at 38 feet.

Groundwater - No groundwater seepage was observed in our test pit explorations to the 11.5-ft depth explored. Back calculation of ground water levels in P-2 from pore pressure dissipation indicated water levels near 20 feet.

Infiltration Testing – Open hole falling head infiltration testing was completed in TP-1 at depths of 4 and 10 feet. After initial saturation, readings were taken over time and the lowest rate time interval from testing indicated a raw rate ranging from 0.1 to 0.2 $in^3/hr/in^2$. This is a typical low rate for the areas silt soils, and is a raw rate not to be used for design.

CONCLUSIONS AND RECOMMENDATIONS

General

Based on the results of our explorations, laboratory testing, and engineering analyses, development of the site is feasible following the recommendations contained herein. The near surface soils at the site generally consist of silt which is easily disturbed when wet. If construction is planned for wet conditions, measures should be taken to minimize disturbance and the project budget and schedule should include contingencies.

Undocumented fill was observed in three of our explorations and consisted of organic silt, silt, and gravel. The organic silt fill and underlying topsoil zone was encountered to a depth of 3 feet in TP-2. This must be removed prior to filling and is not suitable for use as structural fill. The inorganic silt and gravel fill encountered in TP-1 and TP-4 can be used as structural fill during dry summer grading.

Depending on the type of retaining wall planned along the southwest side of the site, the existing location may not be feasible given the allowable temporary slop inclinations presented herein. However, we understand the height and location of the wall may change as a result of modifications to the storm water treatment/disposal plan. We should be provided with the revised wall location and planned grading for our review.

Site Preparation

General - Prior to earthwork construction, the site must be prepared by removing any existing structures, utilities, and any loose surficial or undocumented fill. Any excavation resulting from the aforementioned preparation must be brought back to grade with structural fill. Site preparation for earthwork will also require the removal of the root zone and topsoil from all pavement, building, hardscaping and fill areas. The root zone thickness observed in our explorations was generally 4-6 inches. Deeper stripping depths may be required in areas of loose organic soil typically associated with trees and shrubs.

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Root balls from trees and shrubs may extend several feet and grubbing operations can cause considerable subgrade disturbance. All disturbed material must be removed to undisturbed subgrade and backfilled with structural fill. In general, roots greater than one-inch in diameter must be removed as well as areas of concentrated smaller roots.

The test pit excavations were backfilled using relatively minimal compactive effort. Therefore, soft spots can be expected at these locations. We recommend that test pits located bin the building area be completely removed and replaced with structural fill. Test pits located within paved areas must be removed to a depth of 3.0 feet below finished subgrade and the resulting excavation brought back to grade with structural fill.

Stabilization and Soft Areas - After stripping, we must be contacted to evaluate the exposed subgrade. This evaluation can be done by proof rolling in dry conditions or probing during wet conditions. Soft areas will require over-excavation and backfilling with well graded, angular crushed rock compacted as structural fill, overlying a separation geosynthetic such as a Propex Geotex 801 or equivalent. A geogrid may also be required, such as a Tensar BXSQ 2020 or equivalent black punched and drawn biaxial geogrid.

As an alternative to the methods described above, stabilization may be possible by soil amendment using portland cement. Amendment requires an experienced contractor using specialty spreading and mixing equipment. Typically, 5 to 6 percent cement is used for an amendment (i.e., mix) depth of 12 inches. However, the materials used and quantities can vary based on moisture and organic contents, plasticity, and required amendment depth. Compaction and grading of amended soils must be completed within 4 hours of mixing, and the amended soil must be allowed to cure for 4 days prior to trafficking. Generally, 50 percent of mixed particles should pass a No. 4 sieve.

The permeability of amended soil is very low. The surface of amended soils in building and pavement areas must therefore be sloped at a minimum of 0.5 percent to prevent collection of surface water during construction. Amended soils must be removed from all landscape areas prior to planting.

Working Blankets and Haul Roads - Construction equipment must not operate directly on the subgrade, as it is susceptible to disturbance and softening. Rock working blankets and haul roads placed over a geosynthetic in a thickened advancing pad can be used to protect subgrades. We recommend that sound, angular, pit run or crushed basalt with no more than 6 percent passing a #200 sieve be used to construct haul roads and working blankets, overlying the preceding separation geosynthetic. Working blankets must be at least 12 inches thick, and haul roads at least 18 inches thick. If the preceding geogrid is used these can be reduced to 9 inches and 14 inches, respectively. Alternatively, the soils could be amended to a minimum depth of 12 inches and covered with a minimum of 4 inches of crushed rock. Some repair of working blankets and haul roads should be expected.

The preceding rock and amendment thicknesses are the minimum recommended. Subgrade protection is the responsibility of the contractor and thicker sections may be required based on subgrade conditions during construction and type and frequency of construction equipment.

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Earthwork

Fill – The on-site fine-grained soil, and silt fill that has had any unsuitable debris removed, can be used for structural fill if properly moisture conditioned. Use of this material will not be feasible during wet conditions. Even during dry summer conditions, the on-site soils will require drying by scarification and frequent mixing in thin lifts. The upper few feet may require adding moisture in mid-summer conditions. Once moisture contents are within 3 percent of optimum, the material must be compacted to at least 92 percent relative to ASTM D1557 (modified proctor) using a tamping foot type compactor. Fill must be placed in lifts no greater than 10 inches in loose thickness. In addition to meeting density specifications, fill will also need to pass a proof roll using a loaded dump truck, water truck, or similar size equipment.

In wet conditions, fill must be imported granular soil with less than 6 percent fines, such as clean crushed or pit run rock. This material must also be compacted to 95 percent relative to ASTM D1557. Alternatively, fills can be amended. We must be consulted to evaluate amendment of fills, as the amendment materials, quantities, and processes need to be adapted to actual site conditions at the time of amendment. Amending fill soils is more difficult than amending soils in-situ due to equipment access on very soft material. Typically, all-wheel-drive spreading equipment with off road tires, a high-powered mixer, 5 percent cement, and a mixing depth 2 inches greater than the lift thickness would be a starting point. Building fills with amended soil would allow for all lifts except the final to be placed consecutively without significant cure time.

Trenches – Utility trenches may encounter ground water seepage and moderate to severe caving must be expected where seepage is present, including flowing conditions in sandy soils if encountered. Shoring of utility trenches will be required for depths greater than 4 feet and where groundwater seepage is present. We recommend that the type and design of the shoring system be the responsibility of the contractor, who is in the best position to choose a system that fits the overall plan of operation.

Depending on the excavation depth and amount of groundwater seepage, dewatering may be necessary for construction of underground utilities. Flow rates for dewatering are likely to vary depending on location, soil type, and the season during which the excavation occurs. The dewatering systems, if necessary, must be capable of adapting to variable flows.

Pipe bedding must be installed in accordance with the pipe manufacturers' recommendations. If groundwater is present in the base of the utility trench excavation, we recommend over-excavating the trench by 12 to 18 inches and placing trench stabilization material in the base. Trench stabilization material must consist of well-graded, crushed rock or crushed gravel with a maximum particle size of 4 inches and be free of deleterious materials. The percent passing the U.S. Standard No. 200 Sieve must be less than 5 percent by weight when tested in accordance with ASTM C 117.

Trench backfill above the pipe zone must consist of well graded, angular crushed rock or sand fill with no more than 7 percent passing a #200 sieve. Trench backfill must be compacted to 92 percent relative to ASTM D-1557, and construction of hard surfaces, such as sidewalks or pavement, must not occur within one week of backfilling.

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Seismic Design

General - In accordance with the International Building Code (IBC) as adapted by State of Oregon Structural Specialty Code (SOSSC) and based on our explorations, testing, and experience in the site vicinity, the subject project should be designed using the parameters associated with Site Class D.

Liquefaction and Lateral Spreading - Liquefaction can occur in loose, saturated, non-plastic soils. Strong shaking, such as that experienced during earthquakes, causes the densification and subsequent settlement of these soils and high pore pressures which greatly weaken the soil. Some less plastic sand and sandy layers in the profile at depth are subject to deformation or liquefaction in design level crustal and CSZ (Cascadia Subduction Zone) earthquakes. Free field settlements were calculated at less than one inch and occurred below 30 feet in depth.

Lateral spreading is not expected from a free face, as the Tualatin River is over a mile north of the site and the site vicinity overall slope is minor and the sand likely discontinuous.

Shallow Foundations

Footings should be embedded at least 18 inches below the lowest adjacent, exterior grade. Footings can be designed for an allowable bearing pressure of 2,500 psf for stiff or better native silt or properly prepared structural fill. The preceding bearing pressure can be increased to 5,000 psf for temporary wind and seismic loads. Continuous footings should be no less than 18 inches wide, and pad footings should be no less than 24 inches wide. Resistance to lateral loads can be obtained by a passive equivalent fluid pressure of 350 pcf against suitable footings, ignoring the top 12 inches of embedment, and by a footing base friction coefficient of 0.35. These include a factor of safety of roughly 1.5 to limit deflection to near one inch. Properly founded footings are expected to settle less than a total of 1 inch, with less than ½ inch differentially.

If footing construction is to occur in wet conditions, a few inches of crushed rock should be placed at the base of footings to reduce subgrade disturbance and softening during construction.

Slabs

Floor slab loads up to 500 psf are expected to induce less than one inch of settlement. A minimum of six inches of clean, angular crushed rock with no more than 5 percent passing a #200 sieve is recommended for underslab rock. Prior to slab rock placement the subgrade will need to be evaluated by us by probing or observing a proof roll using a fully loaded truck. Underslab rock should be compacted to 92 percent compaction relative to ASTM D1557 and should be proof rolled as well. In addition, any areas contaminated with fines must be removed and replaced with clean rock. If the base rock is saturated or trapping water, this water must be removed prior to slab placement.

Some flooring manufacturers require specific slab moisture levels and/or vapor barriers to validate the warranties on their products. A properly installed and protected vapor flow retardant can reduce slab moistures. If a vapor flow retardant is used, care should be taken not to trap moisture within the overlying granular fill and floor slab concrete.

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Retaining Walls

General - The following recommendations are based on the assumptions that: (1) Wall backfill consists of level, drained, angular, granular material and (2) Walls are less than 10 feet in height. Surcharges should be applied using the attached figure for adjacent loads (traffic, roads, materials, etc.).

Walls restrained against rotation should be designed using an equivalent fluid pressure of 55 pcf. Walls not restrained against rotation should be design using an equivalent fluid pressure of 33 pcf. These forces can be resisted by passive pressure at the toe of the wall using an equivalent fluid pressure of 350 pcf (this should exclude the top 12 inches of embedment) and friction along the base using a friction coefficient of 0.35. Footings for retaining walls should be designed as recommended in the ***Shallow Foundations*** section of this report. (For walls less than 10 feet, no seismic pressure is needed due to cohesion in the silt).

Backfill - Retaining walls should be backfilled with clean, imported, granular soil with less than 6 percent fines, such as clean sand or rock. This material should also be compacted to a minimum of 92 percent relative to ASTM D1557 (modified proctor). Within 3 feet of the wall, backfill should be compacted to not more than 90 percent relative to ASTM D1557 using hand-operated equipment.

Retaining structures typically rotate and displace roughly 1 percent of the wall height during development of active pressures behind the wall. We therefore recommend that construction of improvements adjacent to the top of the walls greater than 5 feet high be delayed until approximately two weeks after wall construction and backfilling is complete.

Drainage

General - We recommend installing perimeter foundation drains around all exterior foundations founded in cuts. The surface around building perimeters must be sloped to drain away from the buildings. As stated previously, our retaining wall recommendations are based on drained conditions. All retaining walls must include a drain constructed as described in the following section.

Wall Drains - Retaining wall drains should consist of a two-foot-wide zone of drain rock encompassing a 4-inch diameter perforated pipe, all enclosed with a non-woven filter fabric (see attached detail). The drain rock should have no more than 2 percent passing a #200 sieve and should extend to within one foot of the ground surface. The geosynthetic should be a Propex 601 or equivalent. One foot of low permeability soil (such as the on-site silt) should be placed over the fabric at the top of the drain to isolate the drain from surface runoff.

Infiltration

Design - Based on the results of our testing and analyses, infiltration rates in the silt unit are very low, and combined with the potential of high seasonal perched ground water, preclude using infiltration systems.

Pavement

General - We have developed asphalt concrete (AC) pavement sections at the site based on 5, 10, and 25 trucks per day using a truck factor of 0.6. These volumes can be revised if specific traffic data is available.

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Our analyses are based on AASHTO design methods and subgrade of undisturbed native silt (beneath the till zone), re-compacted till zone, or structural fill having a resilient modulus of 6,000 psi and prepared as recommended herein. We have also assumed that construction of pavement areas will be completed during extended dry conditions. Construction during wet conditions will likely require protection and stabilization of subgrades as recommended in the ***Stabilization and Soft Areas*** and ***Working Blankets and Haul Roads*** sections of this report. The results of our analyses based on these parameters are provided in the following table.

The thicknesses listed in the tables below are intended to be the minimum acceptable. Crushed rock should conform to ODOT base rock standards and have less than 6 percent passing the #200 sieve. Asphalt concrete should be compacted to a minimum of 91 percent of a Rice Density.

Asphalt Concrete - The results of our analyses for AC pavement based on the above parameters are provided in the following table.

Trucks per day	ESAL's	AC (inches)	CR (inches)
Passenger cars only	-	2.5	6
5	32,542	3.0	7
10	65,084	3.0	9
25	162,711	3.5	10

Portland Cement Concrete - Dock aprons of portland cement concrete should be a minimum of 7 inches thick for up to 25 trucks per day and should be underlain by at least 6 inches of crushed rock base over approved subgrade. We recommend load transfer devices/dowels at the joints.

Subgrade Preparation - The pavement subgrade should be prepared in accordance with the ***Earthwork*** recommendations presented in this report. All pavement subgrades need to pass a proofroll prior to paving. Soft areas should be repaired by over-excavating the areas and installing a separation geosynthetic such as a Propex 801 or equivalent. Well graded, angular crushed rock backfill compacted as structural fill should be used to bring the aforementioned areas to-grade. .

LIMITATIONS AND OBSERVATION DURING CONSTRUCTION

We have prepared this report for use by Treske and their design and construction teams for this project only. The information herein could be used for bidding or estimating purposes but should not be construed as a warranty of subsurface conditions. We have made observations only at the aforementioned locations and only to the stated depths. These observations do not reflect soil types, strata thicknesses, water levels or seepage that may exist between observations. We should be consulted to observe all foundation bearing surfaces, subgrade stabilization, proof rolling of slab and pavement subgrades, installation of structural fill, subsurface drainage, and cut and fill slopes. We should be consulted to review final design and specifications in order to see that our recommendations are suitably followed. If any changes are made to the anticipated locations, loads, configurations, or construction timing, our recommendations may not be applicable, and we should be consulted. The preceding recommendations should be considered preliminary, as actual soil conditions may vary. In order for our recommendations to be final, we must be retained to observe actual subsurface

20978 S Springwater Road, Estacada, OR 97023 *503.869.8679; don@geotechsolutionsinc.com*

conditions encountered. Our observations will allow us to interpret actual conditions and adapt our recommendations if needed.

Within the limitations of scope, schedule and budget, our services have been executed in accordance with the generally accepted practices in this area at the time this report was prepared. No warranty, expressed or implied, is given.

We appreciate the opportunity to work with you on this project and look forward to our continued involvement. Please call if you have any questions.

Sincerely,

Don Rondema, MS, PE, GE
Principal

Attachments: Site Plan, Test Pit Logs, CPT logs, Moisture Contents, Organic Contents

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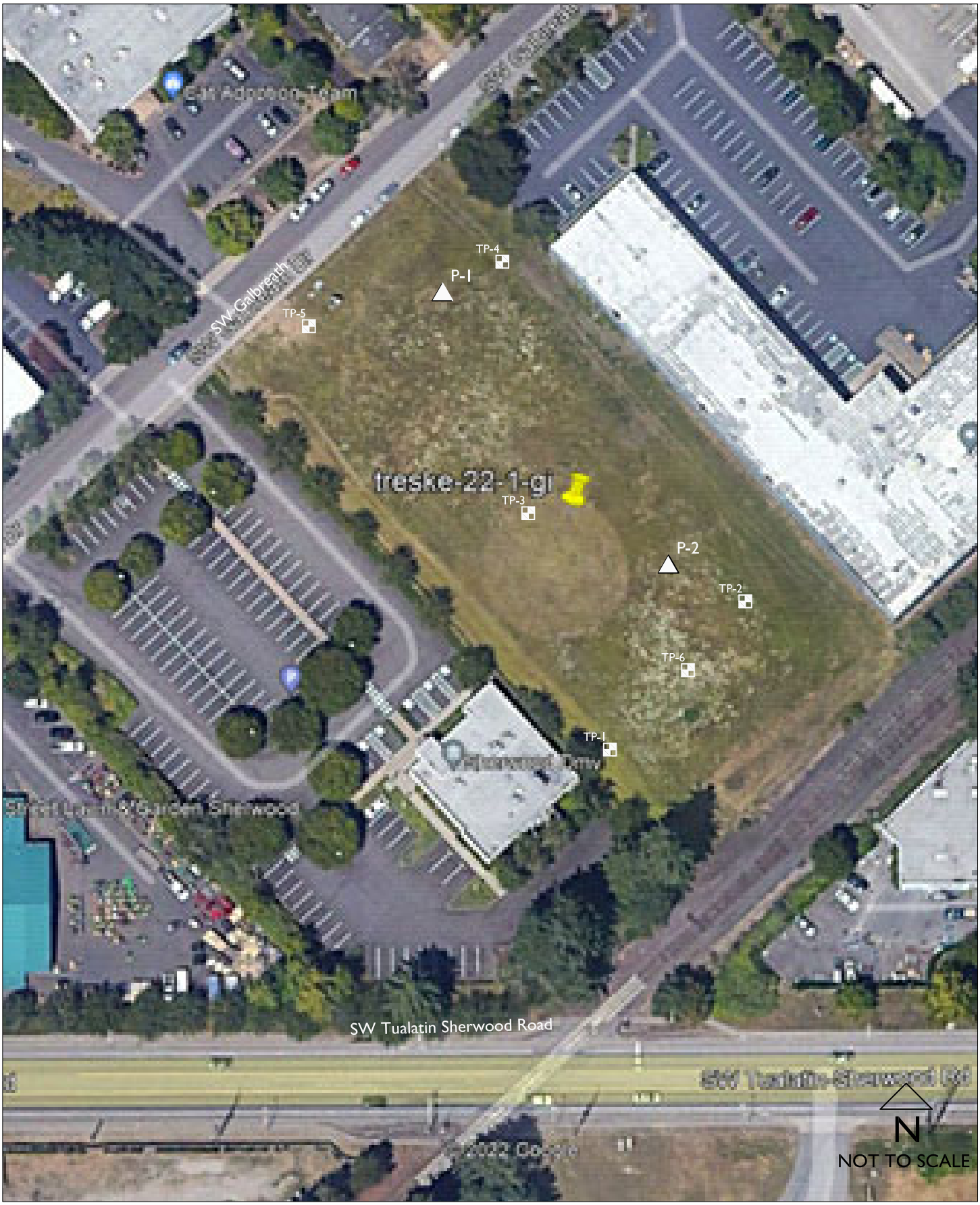


BASE PHOTO FROM GOOGLE EARTH 2021 AERIAL

Geotech Solutions Inc.

SITE PLAN

treske-22-1-gi

Test Pit #	Depth (ft)	Soil Description

Test pit explorations completed on January 23, 2008 with a John Deere 310E (approx.15,000 lb).

TP-1 **Location:** SW corner of site.
Surface conditions: Grass and blackberry vines.

0 - 2.0	Stiff, brown SILT FILL with trace to some gravel (4-inch minus); moist.
2.0 - 2.5	Medium stiff, dark brown SILT with trace fine organics (old topsoil); moist.
2.5 - 6.5	Medium stiff, brown SILT; moist.
6.5 - 9.0	Dense, brown, lightly cemented SAND with trace to some silt; moist.
9.0 - 11.5	Very dense, GRAVEL with trace to some sand; moist.

No seepage. Minor caving in the gravel.

TP-2 **Location:** South end of proposed building; loading dock.
Surface conditions: Grass and blackberry vines.

0 - 2.0	Stiff, brown SILT FILL with occasional gravel, wood, wire; moist.
2.0 - 3.0	Medium stiff, dark brown SILT; moist.
3.0 - 8.0	Medium stiff brown SILT; moist.
	6 - becomes orange and gray mottled.
8.0 - 10.0	Medium dense, brown, lightly cemented, silty SAND; moist.
	9 - trace silt to clean

No seepage or caving.

TP-3 **Location:** Middle of the site.
Surface conditions: Grass and blackberry vines.

0 - 1.0	Medium stiff, brown SILT with trace fine organics (8-inch rootzone); moist.
1.0 - 6.0	Medium stiff, brown SILT with trace sand; moist.
6.0 - 10.0	Very dense, gray and brown, GRAVEL with trace fine sand and occasional cobbles; moist.
	8 - occasional small boulders (12- to 18-inch diameter)

No seepage. Minor caving in the gravel, below 6 feet.

Test Pit #	Depth (ft)	Soil Description
TP-4		**Location:** Northeast corner proposed building **Surface conditions:** Gravel and weeds.
	0 - 1.0	Dense, brown, silty GRAVEL FILL; moist.
	1.0 - 6.5	Medium stiff, brown SILT (FILL?) with trace sand; moist. 3 - wood chunk 4 - wood chunk 6 - with trace to some sand.
	6.5 - 10.0	Very dense, gray and brown, GRAVEL with trace fine sand and occasional cobbles; moist.
		No seepage. Minor caving in the gravel, below 6.5 feet.
TP-5		**Location:** Northeast side of proposed access drive, 30 feet southeast of Galbreath **Surface conditions:** Grass and blackberry vines.
	0 - 1.0	Medium stiff, brown SILT with trace fine organics (8-inch rootzone); moist.
	1.0 - 4.0	Medium stiff to stiff, brown SILT with trace sand; moist.
	4.0 - 7.5	Very dense, gray and brown, GRAVEL with trace fine sand and occasional cobbles; moist. 7 - 2-ft diameter boulders (two)
		No seepage. Minor caving in the gravel, below 6.5 feet.

Test Pit #	Depth (ft)	Soil Description

Explorations completed on January 26, 2022 with a Case Deere Backhoe (Approx. 15,000 pounds).

TP-6

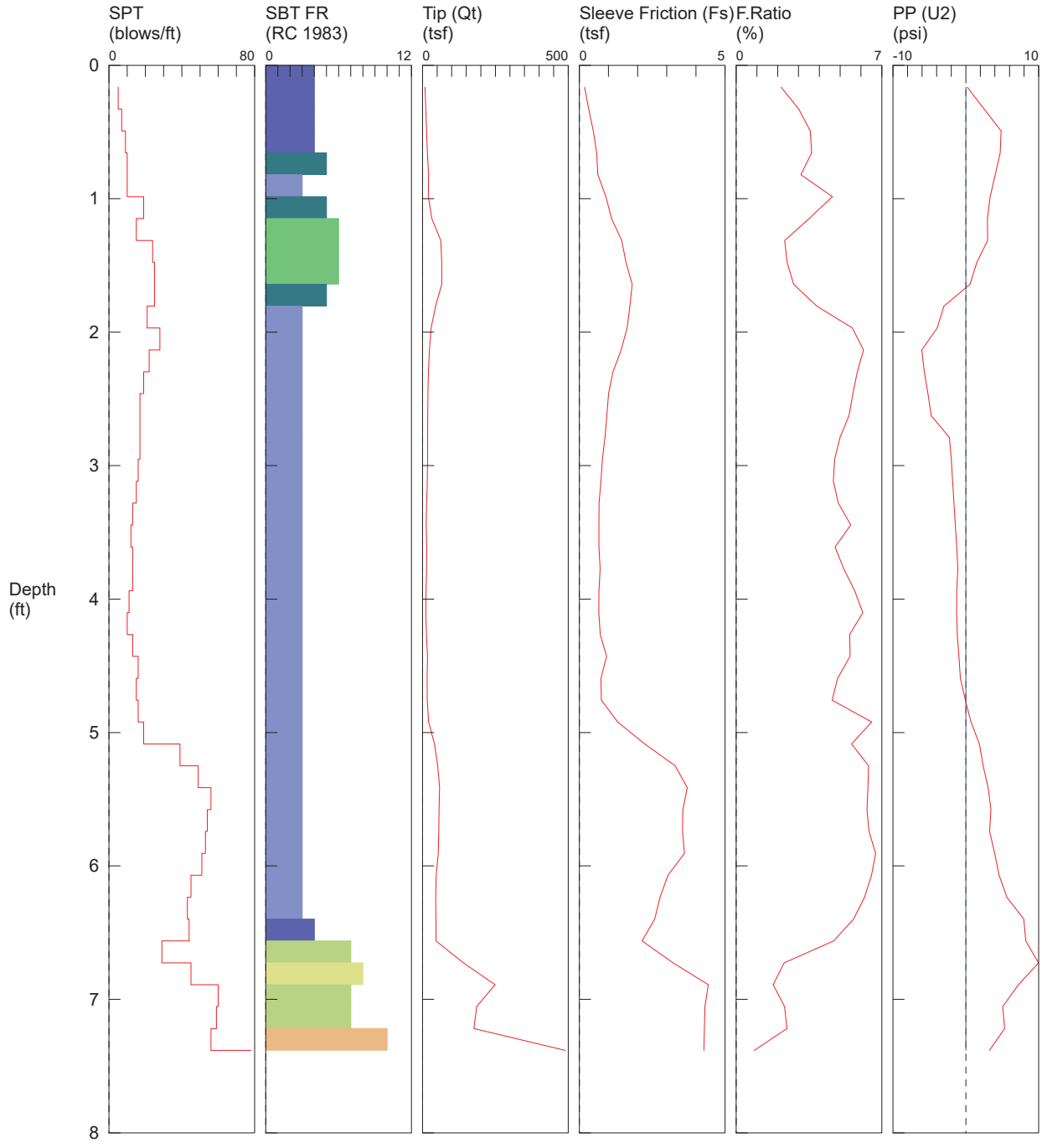
Location: E portion of site.
Surface conditions: Short grass.

0 – 1	Soft, brown SILT, rooty; moist. (topsoil)
1 – 3	Soft, brown SILT, with trace roots; moist.
3 – 10	Medium stiff to stiff, light brown and gray SILT with trace clay; moist.

No caving. No seepage.

Geotech Solutions / P-1 / 14145 SW Galbreath Dr Sherwood

OPERATOR: OGE DMM
CONE ID: DDG1615
HOLE NUMBER: CPT-1
TEST DATE: 1/26/2022 9:37:17 AM
TOTAL DEPTH: 7.382 ft

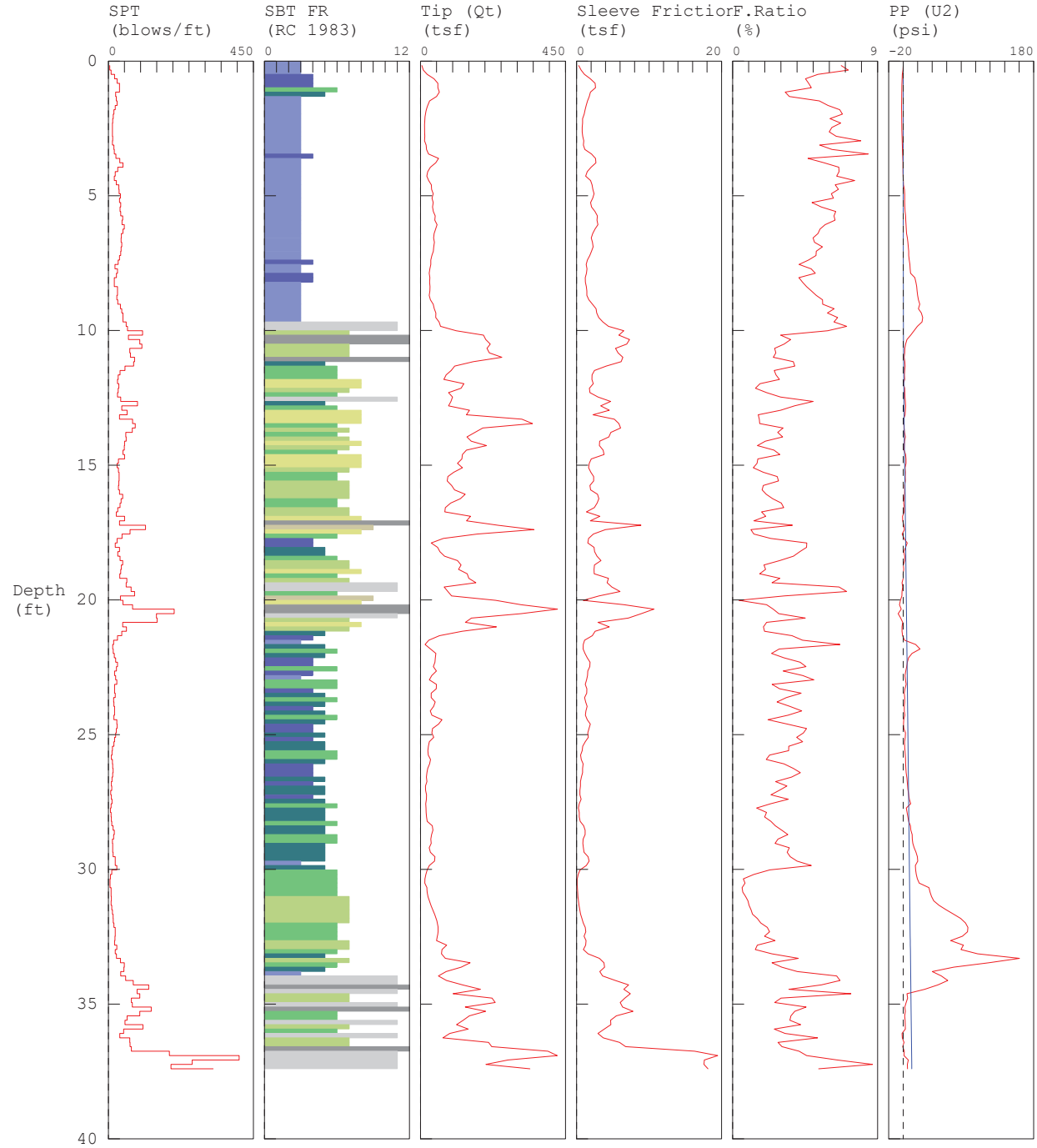


1 sensitive fine grained
2 organic material
3 clay
4 silty clay to clay
5 clayey silt to silty clay
6 sandy silt to clayey silt
7 silty sand to sandy silt
8 sand to silty sand
9 sand
10 gravelly sand to sand
11 very stiff fine grained (*)
12 sand to clayey sand (*)

*SBT/SPT CORRELATION: UBC-1983

Geotech Solutions / P-2 / 14145 SW Galbreath Dr Sherwood

OPERATOR: OGE DMM
CONE ID: DDG1615
HOLE NUMBER: CPT-2
TEST DATE: 1/26/2022 10:10:28 AM
TOTAL DEPTH: 37.402 ft



1 sensitive fine gra
2 organic materia
3 clay
4 silty clay to cl
5 clayey silt to silt
6 sandy silt to claye
7 silty sand to sandy
8 sand to silty sa
9 sand
10 gravelly sand to sand
11 very stiff fine grained (*)
12 sand to clayey sand (*)

*SBT/SPT CORRELATION: UBC-1983

Test Pit	Depth, ft	Moisture Content
TP-1	2.0	30%
TP-1	4.0	28%
TP-2	1.0	37%
TP-2	3.0	26%
TP-3	2.0	28%
TP-3	4.0	36%
TP-4	1.0	26%
TP-4	3.0	35%
TP-5	2.0	33%
TP-5	4.0	30%

Exploration	Depth, ft	Moisture Content
TP-1	1.0	35%
TP-1	2.0	29%
TP-1	4.0	26%
TP-1	10.0	29%

Exploration	Depth, ft	Organic Content
TP-2	1.0	10.0%
TP-2	3.0	6.2%

NOTICE OF NEIGHBORHOOD MEETING

MILDREN DESIGN GROUP

A Neighborhood Meeting will be held on January 27, 2022 as a virtual meeting in place of an in-person Neighborhood Meeting due to the Coronavirus (Covid-19) pandemic (see link below). The purpose of the meeting will be to inform the community about our proposed development. Interested community members are encouraged to attend this meeting. Please contact Will Grimm at (802) 595-9448 for additional information.

PROJECT PROPOSAL:The proposed development scope is an approximately 35,000 sf commercial building with B, F-1 and S-1 occupancies. The building will be constructed as a core and shell with Office tenant improvement of approximately 3,000 sf on a mezzanine. The Warehouse/Manufacturing is a single-story volume of approximately 32,000 sf with approximately 24'-0" – 26'-0" clear height. The building will be tilt-up concrete and will have approximately (54) parking spaces including (3) ADA parking spaces, (2) drive-in overhead doors (1) 2'-0" recessed loading dock for mid-size delivery trucks and storefront entrance(s). Access to the site will be via SW Galbreath Drive. The building will be approximately 32'-0" tall.

Agenda
-Welcome
-Project Presentation
-Question and Answer
-Meeting Adjourn

Meeting Information
DATE: January 27, 2022
TIME: 6:30 PM
CONTACT: Will Grimm, Planner at
First Forty Feet
Link to website (w/ link to virtual meeting):
www.firstfortyfeet.com/sherwood

VICINITY MAP, N.T.S.

NEIGHBORHOOD MEETING SIGN IN SHEET

Proposed Project: TRESKE PRECISION MACHINING - EXPANSION

Proposed Project Location: 14180 SW Galbreach Drive, Sherwood, Oregon 97140

Project Contact: Jeff Wilder, Architect, Mildren Design Group jeff@mdgpc.com

Meeting Location: ZOOM link www.firstfortyfeet.com/sherwood

Meeting Date: January 27, 2022 @ 6:30pm

Name	Address	E-Mail	Please identify yourself (check all that apply)			
			Resident	Property owner	Business owner	Other
		NO ATTENDEES				

Affidavit of Mailing

DATE: JANUARY 13, 2022

STATE OF OREGON)
MULTNOMAH)
~~Washington~~ County)

I, WILL GRIMM, representative for the TRESKE DEVELOPMENT proposed development project do hereby certify that the attached notice to adjacent property owners and recognized neighborhood organizations that are within 1,000 feet of the subject project, was placed in a U.S. Postal receptacle on JAN 13, 2022.

WILL GRIMM, FIRST FORTY FEET
Representatives Name:
Name of the Organization:

State of Oregon
County of Multnomah
Subscribed and sworn/affirmed to before me this 13th day of January 2022, by Will Grimm

Notary Public

OFFICIAL SEAL
JEFFREY ALAN KOCH
NOTARY PUBLIC-OREGON
COMMISSION NO.970443
MY COMMISSION EXPIRES JANUARY 25, 2022

MILDREN
DESIGN
GROUP

ARCHITECTURE | INTERIORS

April 29, 2022

Eric Rutledge, Associate Planner
City of Sherwood
22560 SW Pine St
Sherwood, OR 97140

RE: LU 2022-009 SP Treske Industrial Completeness Response

Dear Mr. Rutledge,

We are sending the enclosed Site Plan Review Rev 1 set in response to the Incompleteness Notice received on 4/01/2022. The drawings have been revised to address the following Incompleteness Issues.

Required

1. "Remove references to "South Line Lot 13" on adjacent DMV property on plans. Clearly label the existing property line per Record of Survey 28066."
    a. Response: Site Survey on Sheet G1.0 has been revised to omit reference(s) to "South Line Lot 13".
2. "Show existing right-of-way line per Dedication Deed 2009-066843 (Washington County) on plans. Show existing public utility easement per Easement Document 2009-066844 (Washington County). Adjust Site Plan based on corrected property line."
    a. Response: Site Survey on Sheet G1.0 has been revised to show ROW Dedication per Dedication Deed 2009-066843 and PUE per Easement Document 2009-066844.
3. "Label depth of proposed parking stalls on plans."
    a. Response: Typical parking stall depths (and widths) are shown on Sheet A1.1.

Advisory

1. "A 4 ft. wide sidewalk is required along the east (sic) side of the building to provide connectivity between the subject site and adjacent Treske site to the north pursuant to SZCDC § 16.96.030(B)(1)."
    a. Response: Per telephone conversation with Eric Rutledge, it was confirmed that "east" was a typo and the sidewalk is intended to connect to the existing site along the "west" edge of the proposed building. This has been added to the Architectural Site Plan as well as Civil and Landscape drawings.
2. "The location and design of trash and recycling facilities are required to meet Pride Disposal standards. See attached handout. A 6 ft. tall sight obscuring fence or masonry wall shall also screen the trash and recycling area from SW Galbreath Dr. and SW Tualatin-Sherwood Rd."
    a. Response: It is the Owner's intent to combine trash service for both existing and new building at the existing site. We have not yet heard if Pride is amenable to this. Nevertheless, we have dedicated a trash container area within the 8'-0" high sight-obscuring fence. This provides greater than 10'-0" clear depth, 20'-0" clear width, 25'-0" overhead clearance and 75'-0" unobstructed clear access in front of the containers in accordance with Pride Disposal Company's requirements.
3. "After being deemed complete, a total of 7 complete paper application sets are required at least 2 weeks prior to the scheduled hearing."
    a. Response: 7 complete paper application sets will be provided once the Application is deemed complete, at least 2 weeks prior to the scheduled hearing.

Engineering Comments

Existing Conditions Plan – Deemed complete
Grading and Erosion Control – Deemed complete*
Transportation – Deemed complete
Sanitary Sewer – Deemed complete
Storm Sewer – Deemed complete*
Water – Deemed complete*

MILDREN
DESIGN
GROUP

ARCHITECTURE | INTERIORS

Natural Resources – Deemed complete

***Advisory, Engineering**

1. "Note: No wall may be constructed within 7.5 feet of existing storm sewer at south end of site. Drive aisle end at storm sewer easement should have drop curb for access to water quality facility for maintenance access. No trees to be located within existing storm drainage easement."
    a. Response: Wall(s) within 7.5 feet of the existing storm sewer at the south end of the site have been omitted as shown on the revised drawings. Maintenance access has been coordinated between the Civil Engineer and City of Sherwood Engineering Dept. Trees have been removed as shown on Landscape drawings.
2. "Note: A manhole will need to be placed to connect the new 18-inch diameter storm sewer from the site into the existing 18-inch diameter public storm sewer. Catch basin in driveway should be located outside of PUE."
    a. Response: 18" manhole is shown on Civil Sheet C3.0 at connection to Existing Storm System.
3. "Note: The FDC will need a fire hydrant within 100 feet. The hydrant across SW Galbreath Drive will likely not be acceptable to TVF&R for this purpose. Will likely need to slide FDC to northeast to be within 100 feet of the existing fire hydrant in front of existing Treske site."
    a. Response: As shown on Civil Sheet C3.0, the FDC has been relocated to within 100 ft of the existing fire hydrant on Galbreath Dr.

We hope you will agree that the Revised Submission addresses all Incompleteness Items as well as all Advisory Items in order that our Site Plan Review package may be deemed complete.

Please do not hesitate to contact me if you have questions or need more information.

Sincerely,

Jeff Wilder
Senior Architect
MDG Architecture | Interiors

Encl:
2022-04-22_Treske - Site Plan Review - Arch Rev1.pdf
2022-04-22_Treske - Site Plan Review - Civil Rev 1.pdf
2022-04-22_Treske - Site Plan Review - Landscape Rev1.pdf